

Flow Way

Community Development District

Meeting Agenda
February 19, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

FLOW WAY

Community Development District

LOCATION: Esplanade Golf and Country Club
8910 Torre Vista Lane
Naples, Florida 34119

DATE: February 19, 2026

TIME: 1:00 PM

MEETING AGENDA

Board of Supervisors

Zack Stamp, Chairman
Ronald Miller, Vice Chairman
Tom Kleck, Assistant Secretary
Bart Bhatla, Assistant Secretary
Mark Scimio, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mff40cbb06ca4c29d9ab4db77347da3d8>

✓ Phone: (408) 418-9388 Code: 2344 544 0994 Event Password Jpward

FEBRUARY, 2026

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AGENDA

1. Call to Order & Roll Call

2. Minutes:

- I. January 15, 2026 - Regular Meeting.

Pages 6-17

3. Consideration of **Resolution 2026-4**, a Resolution of the Board of Supervisors of the Flow Way Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Thursday, June 18, 2026**, at **1:00 P.M.** at **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119.**

Pages 18-45

4. Staff Reports.

- I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

- a) Litigation Updates.

- II. District Engineer - Calvin, Giordano & Associates

- a) Engineer's Report

- I. Purpose.

- II. Current Asset Updates.

1. Landscaping Maintenance.

2. Entrance Maintenance.

3. Lake Maintenance.

4. Irrigation Pump House.

5. External Preserves.

6. Cane Toads.

- III. Capital Projects

- IV. Future Asset Maintenance Items.

- V. Engineer's Report Complete.

- III. District Manager

- a) Discussion of proposal for Coyote Trapping.

- b) Financial Report for the period ending January 31, 2026 (unaudited).

Pages 46-85

5. Supervisors Requests.

- I. Supervisor Ron Miller request: Hatcher Landscaping / Improvement Budget.

Pages 86-87

6. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

7. Adjournment.

AGENDA

Meeting Schedule - FY 2026

Thursday, October 23, 2025	Thursday, November 20, 2025
Thursday, December 18, 2025	Thursday, January 15, 2026
<u>Thursday, February 19, 2026</u>	Thursday, March 19, 2026
Thursday, April 16, 2026	Thursday, May 21, 2026
Thursday, June 18, 2026	Thursday, July 16, 2026
Thursday, August 20, 2026	Thursday, September 17, 2026

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Minutes - January 15, 2026 - Regular Meeting.

Item 3: Is the beginning of the District’s Budget review for the Fiscal Year 2027 Budget. The Budget timeline is as follows:

Date of Action	Action Required	Description
February 19, 2026	Consideration of Proposed Budget by Resolution	Approve Proposed Budget Required
March 19, 2026, April 16, 2026, and May 21, 2026	Continued Discussion/Amendments of Proposed Budget	No Action required
June 18, 2026	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2025	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget.

Approval of Resolution 2026-4 sets the Public Hearing for the Fiscal Year 2027 Budget for Thursday, June 18, 2026, at 1:00 P.M. at Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119. The Board will continue to discuss the Proposed Budget during the March 19, 2026, April 16, 2026, and May 18, 2026 meetings.

With the Fiscal Year 2027 Budget, the District is now entering its fifth (5th) year of operations and maintenance of the infrastructure within the District, which includes the

AGENDA

Stormwater Management System, i.e. Lakes, Littorals, Lake Banks and Stormwater pipes, Main Irrigation Station, the Front Entrance landscaping, Bridge, Roadway, and Berms.

During Fiscal Year 2026, we have made substantial gains in operations and are now in year one (1) of the second Five (5) year plan to restore the entire lake bank system.

The Fiscal Year 2027 Budget plan for operations and capital continue on a steady plan to keep the Community's assets well maintained insuring that the District's operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

- Item 4: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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**MINUTES OF MEETING
FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District was held on Thursday, January 15, 2026 at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119. It began at 1:00 p.m. and was presided over by Mr. Zack Stamp, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary
Mark Scimio	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Jimmy Messick	District Engineer
Michael Pawelczyk	District Counsel
Ben Steets	Grau & Associates

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Audience:

John Koles

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All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Chairperson Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Public Comments for Non-Agenda Items

THIRD ORDER OF BUSINESS

Consideration of Minutes

November 20, 2025 - Regular Meeting Minutes

Chairperson Stamp asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

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On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the November 20, 2025 Regular Meeting Minutes were approved.

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FOURTH ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2025

Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited financial statements for Fiscal Year 2025 ending September 30, 2025.

Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He indicated the Opinion Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and Analysis providing a summary overview of the year's financial activity. He reported pages 7-12 were basic financial statements including government wide financial statements, fund level financial statements, the fund level balance sheet, and the fund level income statement. He stated pages 13-22 were the notes to the financial statements. He reported notes 1 through 4 were standard for government entities in Florida; note 5 was infrastructure improvements; note 6 detailed long-term liabilities (bonds outstanding); the remaining notes were standard. He indicated page 23 was the comparison of the general fund activity for the year to the budget; page 25 contained data elements required by the State of Florida; pages 26-27 contained the auditor's report on internal controls; page 28 was the Florida Statute dealing with investments; and pages 29-30 contained the Management Letter. He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

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On MOTION made by Ron Miller, seconded by Tom Kleck, and with all in favor, the Audited Financial Statements for Fiscal Year ending September 30, 2025 were accepted.

FIFTH ORDER OF BUSINESS

Staff Items

I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
a. Litigation updates

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Mr. Michael Pawelczyk: There was an appeal to prior litigation. The appeal was filed by Mr. Colosi who is the plaintiff in that action. That appeal is pending. The special council, Jeff Hurcomb, assigned by the insurance company, has an answer brief that he obtained an extension for, and he expects to file that at the end of this month. Once that's available we will post it. The second litigation was filed by Mr. Colosi through his attorney and that's the one that deals with access through a portion of the District's preserve area

96 *and that response is due from Mr. Hurcomb on or about January 26, 2026. So, that's*
97 *what's pending. Not much movement other than what I've just reported.*

98

99 *Mr. Ron Miller: The first lawsuit was being covered by an insurance company. Is this new*
100 *one also being covered by an insurance company?*

101

102 *Mr. Pawelczyk: Yes. This one is being defended by the same attorney who is defending*
103 *the other lawsuit.*

104

105 *Chairperson Stamp: The first lawsuit only sued me in my official capacity. This one sues*
106 *the entire Board.*

107

108 **II. District Engineer - Calvin, Giordano & Associates**

109 **a. Engineer's Report**

110 **1) Purpose**

111 **2) Current Asset Updates:**

112 **1. Landscaping**

113 **2. Entrance Maintenance**

114 **3. Lake Maintenance**

115 **4. Irrigation Pump House**

116 **5. External Preserves Compliance update**

117 **6. Cane Toads**

118 **3) Location Map**

119

120 Mr. Jimmy Messick noted his report covered November and December, but he
121 would not review every bullet point, he just wanted them in the record. He
122 discussed landscaping: flower beds have been replaced, grasses updated, new
123 plantings installed. He reported there was an episode of vandalism with soap in the
124 fountain which had to be drained and de-foamed. He provided pictures.

125

126 Discussion ensued regarding replacing all the water in the fountain to remove the
127 soap; the camera for the fountain which was removed because it was ineffective; the
128 soap causing no damage, it was just a nuisance.

129

130 Mr. Messick discussed other assets: the weeds and algae and aquatic vegetation for
131 November and October were outlined in his report; the water quality report should
132 be ready in the next month or two; pump house breaker for the east well was
133 replaced; annual preserve maintenance would begin next month, and this should be
134 the last year of preserve maintenance.

135

136 Mr. Mark Scimio asked about the issue with the breaker for the east well.

137

138 Mr. Messick responded he was unsure why the breaker was tripping; he believed it
139 was not appropriately sized and once the right size breaker was installed it stopped
140 tripping.

141

142 Mr. Miller noted this was the last year for major preserve maintenance. He asked
143 how much it cost.

144
145 Mr. Ward responded the CDD was spending about \$120,000 dollars a year on
146 maintenance of the preserves; once the 100% threshold was reached, pursuant to
147 the permits, the preserves would only need monitoring and minimal maintenance.

148
149 Mr. Miller stated if the CDD reached the 100% threshold this year then there would
150 be an extra \$100,000 dollars left in the fiscal year 2027 budget which could go into
151 the reserve account.

152
153 Chairperson Stamp agreed. He said the annual cost of preserve maintenance should
154 drop to around \$25,000 dollars annually after the threshold was met.

155
156 Discussion ensued regarding reaching the preserve maintenance threshold and
157 money being freed up for the HOA as well as the CDD as a result.

158
159 Mr. Messick displayed photos of the preserves, dirt road, and proposed fencing. He
160 discussed the dirt road into the preserves the public was using and proposed
161 installing 175 feet of chain link fence and a locked sling gate to prevent the public
162 from accessing the external preserves. He noted it would cost approximately \$4,000
163 to \$7,000 dollars to install; this was not in the budget but was affordable. He
164 indicated the Quarry had a fence in the area.

165
166 Discussion ensued regarding the road, the public right-of-way, the fence, the Quarry
167 CDD's preserves; where the Flow Way CDD's external preserves were located in
168 relation to the Quarry CDD's preserves; tying the chain link fence into the fence on
169 the pedestrian path on the external part of the property; coordinating with the HOA
170 regarding installation; putting up the fence in the next couple of months; the black
171 chain link fence and the field fence which belonged to the Quarry.

172
173 Mr. Messick recommended installation of chain link fence or field fence with chicken
174 wire, not barbed wire.

175
176 Discussion ensued regarding where the fencing was located on the map; where the
177 new fencing would be installed; where the dirt road was located; where the
178 easement was located.

179
180 Chairperson Stamp noted connecting with the Quarry's fence is to prevent
181 trespassers simply going around the Quarry CDD fence; trespassers including four
182 wheelers, jeeps, joggers, walkers, etc., and added that the dirt road and access to
183 the preserves had nothing to do with Mr. Colosi or his request for access; installing a
184 fence would prevent trespassers from accessing private property.

185
186 Mr. Messick continued, the cane toads in November and December showed a
187 slowing in eggs, tadpoles and adults. He noted he was gearing up for the fiscal year
188 2026 lake bank restoration for lakes 14, 22 and 23. He said there had been some
189 discussion about various installation methods. He stated he included a rough
190 estimate for rip rap and would move forward with a more formal estimate if the
191 Board wished, but the rough estimate was around \$8 million dollars to \$16 million

192 dollars. He said he was not proposing moving forward with this. He stated the
193 estimated rip rap costs were approximately \$20 per square foot. He said he had two
194 estimates, one for a 4 foot wide strip of rip rap (\$8 million dollars) and one for an 8-
195 foot-wide strip of rip rap (\$16 million dollars).

196
197 Mr. Miller thanked Mr. Messick for gathering this information. He agreed it was too
198 expensive. He said this Board did an exceptional job handling its responsibilities
199 over the years but had done nothing to improve Esplanade. He said doing
200 something like this would be an improvement. He stated he understood the CDD
201 had about 19 miles of shoreline. (Indecipherable). He noted about 4 miles of
202 shoreline were invisible and could be left out of this improvement. He felt only about
203 13 miles of shoreline would need rip rap. He suggested possibly installing one mile
204 of rip rap annually. He stated he has seen older communities who installed rip rap
205 along the lake shore and it looked very nice. He said a \$500 dollar a year
206 assessment would bring in \$600,000 dollars annually which could be used to install
207 rip rap and improve the community. He stated this would be a 10 or 15 year project
208 and the funds could go into an "improvement budget" to do this or something
209 similar. He stated it was worth considering including something in this year's budget
210 to rip rap over the exposed pipes along the lake bank which were visible from the
211 golf course. He asked if the other Board Members were of a like mind.

212
213 Mr. Tom Kleck stated in Lee County he was a CDD Member and the County would
214 not let the CDD only rip rap 25% of the lake banks in a preserve. He asked how
215 Collier County felt.

216
217 Mr. Messick indicated he had not reached out to Collier County to verify.

218
219 Mr. Ward stated Lee County had a very restrictive ordinance on rip rap, but he did
220 not think Collier County was the same. He said Mr. Messick would look into it.

221
222 Chairperson Stamp noted he believed even less than 13 miles of shoreline would
223 need rip rap because the CDD would not rip rap over the littoral shelves. He said he
224 felt this should be considered for inclusion in the next five year plan, at least to get a
225 cost estimate and start with around the pipes. He noted an effort to cover the pipes
226 in lake 7 was being made without rip rap; he was interested to see what was done.

227
228 Mr. Bhatla asked Mr. Miller to summarize his statement.

229
230 *Mr. Miller: This Board has never done any improvements for the CDD's facilities.*
231 *Would it make sense to put an improvement budget into this year's budget? If we did*
232 *a \$500 dollars assessment that creates about \$600,000 dollars a year; a \$250 dollar*
233 *assessment is about \$300,000 dollars which would give the Board some money to*
234 *make improvements to the community. Installing rip rap along the lake banks would*
235 *be a 10 to 12 year project, but if we put something in the budget for improvement*
236 *we could get started on doing that. I was suggesting that we start where it does the*
237 *most good. We wouldn't start necessarily on the first lake through the gate unless*
238 *that happens to be the worst one.*

239

240 Mr. Bhatla asked if making improvements was in the CDD's charter.
241
242 Mr. Ward responded in the affirmative.
243
244 Chairperson Stamp noted the CDD had the authority to make improvements, but it
245 was not mandated.
246
247 Mr. Bhatla asked if the Board needed the consensus of the stakeholders to make
248 improvements.
249
250 *Mr. Ward: No. Capital improvements and operating things are considered equal*
251 *under the law, so you as a Board have the sole authority for capital improvements*
252 *and/or operating requirements that are in the CDD. They can be included in the*
253 *budget anywhere and at any time that you would like. You have full authority to do*
254 *that.*
255
256 *Mr. Bhatla: I was not addressing the issue of authority; I was addressing how we*
257 *would determine how many improvements we want to make. Who determines that?*
258
259 *Mr. Ward: You determine that solely as a Board.*
260
261 Mr. Bhatla asked about the interconnection of the lakes.
262
263 Mr. Messick stated an inspection was done annually to ensure the interconnected
264 pipes were clear of debris and the system was operating properly.
265
266 Discussion ensued regarding the interconnectivity of the lakes.
267
268 Mr. Miller asked how the Board felt about rip rap improvements. Asked for the
269 Board opinion about having this added to the coming budget.
270
271 Mr. Kleck stated he liked the idea of covering up the visible pipes along the lake
272 bank but did not think the entire community would need rip rap.
273
274 Chairperson Stamp stated he felt in terms of improvements he would like to see a 6
275 foot poured concrete fence down Immokalee to reduce the noise pollution and
276 discourage trespassers. He stated he liked the idea of covering up the pipes but
277 wanted to note there were other improvements which could be made in the
278 community. He noted once the CDD reached the reserve account goal, additional
279 funds would be freed up as well (about \$200,000 dollars annually). He said with that
280 and the \$100,000 dollars freed up from the preserves it might be possible to make
281 improvements without additional assessments. He noted the CDD made
282 improvements to the front entrance lighting and with the Christmas lights.
283
284 Mr. Miller agreed that the lighting was an improvement.
285
286 Mr. Tom Kleck stated he felt this community had one of the nicest entrances of any
287 of the communities in Naples.

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Chairperson Stamp noted the community won an award for its entrance last year.

Mr. Scimio stated the issue of taking on capital projects and looking at the grand scheme of spending in Esplanade.

Mr. Miller stated he was unhappy with the landscaping done on the Hatcher property lake and he would like to spend some more money and fix it. He said it was still a mud pit and looked awful.

Mr. Scimio stated he spoke with a member of the landscaping committee with the HOA and the HOA planned to address it, so he did not think the CDD needed to worry about it.

Mr. Miller stated the HOA moved too slowly and he wanted the landscaping fixed much more quickly.

Chairperson Stamp stated the President of the HOA, Lisa, said she would be reaching out to discuss the matter with him on Monday. He stated he was considering other options for the lake on the Hatcher property. He said digging out the lake would cost millions, which was too much, and the rest of the options were to cover it up or hide it.

Mr. Miller stated the landscaping which was done was great, but there were so many gaps it looked unfinished. He discussed other options which had been considered in the past, such as digging the lake just 3 feet deeper so the lake to the north flowed into it; digging it down past 12 feet deep to access the ground water (too expensive); building a weir and a pump at the north end of the lake to continuously pump water into it to keep it full; and landscaping was the only option which was not turned down.

Discussion ensued regarding pumping water into the lake to keep the lake full.

Mr. Messick stated it was a maintenance issue and an added pump station, and he did not know if he could get a permit for it from an environmental standpoint.

Mr. Miller stated the application for a permit could be presented as an improvement to the environment, to get rid of the mud pit.

Mr. Messick stated he would have to hire an environmentalist to say the mud pit was bad for the environment and he was unsure if an environmentalist would say it was bad.

Mr. Miller said if the Board would empower him, he would be willing to go talk to SWFMD to discuss the matter.

Chairperson Stamp stated nothing prohibited Mr. Miller from going and speaking with SWFMD anytime he pleased as a resident.

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Mr. Miller stated he would rather go as a representative of the Board.

Chairperson Stamp asked if that would be a Sunshine issue.

Mr. Ward: It's not a Sunshine Law issue, but without the Board taking a full position of saying that's what it wants to do, you could not say you were representing the Board. You could go to South Florida and say, "I'm a Member of the Board and this is what I think." Mr. Messick could join you.

Mr. Messick: I am willing to join you on a call if you'd like.

Mr. Ward: You have to be careful of the words you use, and Jimmy can walk you through that process.

Discussion ensued regarding building a weir and installing a pump, versus additional landscaping.

Mr. Miller: This could be way more expensive than adding more landscaping. If the Board would prefer to simply finish the landscaping, that appears to be the simplest solution.

Mr. Ward: Let me talk with the General Manager of the HOA first. We spent \$12,000 or \$13,000 dollars already on improving that property, and not that I mind spending money on doing that, but I know this is another \$15,000 or \$20,000 dollars' worth of work to do. Let me see if they are going to do that first, and if we can convince them that there needs to be something to cover the area more, I'll come back to you and tell you what they said, and you can decide from there. I will tell you Ron, there are some residents that live in Hatcher who do not want that covered up and I understands that's a minority of the community but let me at least ask the question for you.

Mr. Miller: I would be in favor of going to the 13 residents in the Hatcher property and asking them to pay half.

Mr. Ward: I do not want to be in that meeting with you.

Mr. Miller: Has there been any feedback from the Hatcher residents?

Mr. Ward: Only those who did not want it all filled in who said they liked what we did.

Discussion ensued regarding there needing to be gaps in the landscaping to provide access for maintenance.

Mr. Messick discussed the problems with filling the lake if there was a 100-year storm event; there would be a possibility of homes flooding.

383 Mr. Miller suggested taking 1/8 of an inch of water out of each of the other lakes to
384 add 3 feet of water into the Hatcher lake to prevent overflow of the stormwater
385 system.

386
387 Mr. Messick stated it would require a large study to determine how reducing the
388 water in the other lakes to add water to the Hatcher lake would affect the stormwater
389 system. He said an engineering company would have to be hired to take a serious
390 look at what that would mean for the stormwater system, and what kind of
391 equipment would have to be installed. He stated a weir sounded simple, but it was a
392 million-dollar water retaining wall; the lake would have to be treated differently from
393 a water quality standpoint; there were a lot of things to consider.

394
395 Discussion continued regarding the Hatcher property; the Hatcher lake and how
396 filling the lake would affect the stormwater system; the study which would need to
397 be done; filling the lake being a much more complicated project than it sounded;
398 hiding the lake with landscaping being a much simpler solution; whether the littoral
399 plants in the lakebed would spread; and the weather being too dry for the littorals to
400 spread.

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403 **III. District Manager - JP Ward & Associates, LLC**

404 **a. Financial Report for the period ending November 30, 2025 (unaudited)**

405 **b. Financial Report for the period ending December 31, 2025 (unaudited)**

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407 Mr. Ward stated he was still monitoring the bond market with respect to the 2015 bonds
408 and based on the rates it was still not time to move forward with refinancing.

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410 Chairperson Stamp asked when the budget would be ready.

411

412 Mr. Ward stated the plan was to have the preliminary budget ready sometime in March
413 for approval and adoption in June.

414

415 Mr. Bhatla asked if the budget should contain an item for all the equipment and
416 machinery the CDD owned. He stated the CDD should be building a reserve to replace
417 equipment as needed.

418

419 *Mr. Ward: Jimmy did an asset replacement cost program for you a year and a half ago. I*
420 *am trying to incorporate that into the 2027 budget. I'm not going to tell you that it is a*
421 *realistic thing to do just because the numbers in Jimmy's report are so high and the*
422 *useful lives are not really long. Your assessment rate is what it is, so we have a limited*
423 *number. We've kept it the same for two years and I'm going to do my best to try to get*
424 *some of these items in your budget, we will just have to see where they are. As of*
425 *September 30, 2025 our reserve amount came in at \$879,000 dollars, which is a really*
426 *good number, much better than it was 2 years ago. But with storm events you never*
427 *know where it needs to be, so we have to, as a part of this, evaluate where we need to be*
428 *with reserves, where we need to be with capital asset restoration, where we need to be*
429 *with dealing with hurricanes and things of that nature.*

430

431 Discussion ensued regarding the reserve account; building reserves for equipment
432 replacement; \$1 million dollars for the reserve account being a plug number, the
433 reserve account may need more or less funding; and adding \$200,000 dollars to the
434 reserve account this year.

435
436 Mr. Ward noted cleaning of the pipes and equipment maintenance was included in the
437 regular maintenance budget. He stated there was a third pump on site now for use in
438 case of emergency. He explained the more critical equipment assets were already
439 accounted for in the budget.

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442 **SIXTH ORDER OF BUSINESS**

442 **Supervisor's Requests**

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444 Chairperson Stamp asked if there were any Supervisor's requests.

446 Mr. Scimio asked about the fishing policy in Esplanade. He said he saw a lot of people fishing
447 in Esplanade, and it seemed to be homeowner's guests, grandkids, etc., not homeowners
448 themselves. He said he watched a gentleman traverse the entirety of Lake 9 fishing, trekking
449 through the preserve area, and he was not sure that was allowed.

450

451 Chairperson Stamp responded fishing was an HOA policy, not a CDD policy.

452

453 Mr. Ward noted around the lakes it was all private property, so the HOA should be
454 controlling fishing on private property. He said he spoke with Mr. Kupstas a number of times
455 regarding creating a particular location in the community for fishing specifically but was
456 unsure this was done. He said fishing in the lakes was permitted as a matter of law unless
457 there were no fishing signs posted and a way to enforce it; therefore, it was more appropriate
458 for the HOA to deal with the fishing.

459

460 Mr. Scimio asked about the preserve area behind his home where the CDD owned the land.

461

462 Mr. Ward stated in the preserve area locations the CDD could post no fishing signs, but then
463 there was the issue of how to enforce the no fishing signs.

464

465 Mr. Scimio stated perhaps the CDD or HOA should send out a reminder to the residents that
466 there was a no fishing policy unless you were a homeowner fishing on your own property.

467

468 Mr. Ward stated he would speak to David about the matter. He believed notice had been
469 sent to the residents a few times already, but he would tell David the subject arose again at
470 today's meeting.

471

472 Mr. Miller stated he believed residents were allowed to fish on community property, but not
473 on other residents' private property.

474

475 Discussion continued regarding where residents and the public were or were not allowed to
476 fish in the community.

477

478 Chairperson Stamp noted he heard coyotes in the area.

479
480 Discussion ensued regarding coyotes in the area; the cane toad vendor offering coyote
481 trapping services; the CDD being able to trap coyotes in the preserve area, but not on private
482 property; spotting coyotes and bobcats in the area; and dog owners being particularly
483 concerned about coyotes in the area.

484
485 Mr. Ward stated he would speak with the Master HOA Manager and see if a joint venture
486 could be embarked upon regarding coyotes.

487

488

489 **SEVENTH ORDER OF BUSINESS** **Public Comments**

490

491 Chairperson Stamp asked if there were any public comments.

492

493 Mr. John Koles stated six years ago when the hurricane came through one of his neighbors
494 saved the neighborhood by unclogging one of the stormwater drains. He stated the water
495 was up to his threshold but thanks to his neighbor the water level drained down. He asked if
496 the CDD was responsible for the stormwater drains during storm events.

497

498 Mr. Tom Kleck discussed how the stormwater drains clogged when the lakes overflowed.

499

500 *Mr. Ward: As a part of the cleaning program the CDD inspected and/or cleaned the drains on*
501 *a yearly basis. Tom is correct, if the water levels are so high that they are backing up into the*
502 *drainage pipes, they are going to back up into your street.*

503

504 *Mr. Koles: I assume the problem was with the drain getting clogged with debris only because*
505 *on the next couple of streets nobody had the same trouble. We were unique to the situation.*

506

507 *Mr. Ward: But that was six years ago.*

508

509 Discussion ensued regarding how the stormwater system worked to prevent flooding; the
510 water on Mr. Koles street eventually leveling out without unclogging the drain due to how the
511 stormwater system worked; from an engineering point of view the stormwater system should
512 work as a whole to prevent homes from flooding regardless of whether an individual drain
513 was clogged; the finished floor elevation of garages and patios were lower than the finished
514 floor elevation inside homes.

515

516 Mr. Koles stated the Hatcher property lake was the only thing his wife ever complained about
517 in the community and would appreciate it being hidden or corrected. He said it was
518 interesting it came up today. He stated he worried the lake itself was a mosquito breeding
519 ground, especially given that there were serious health risks transmitted by mosquitos in
520 Florida. He discussed the mosquito problem on the Bocce court. He said the installation of
521 the bushes would make it less of an eyesore, but it would not keep the mosquitoes from
522 breeding. He said he believed any public authority interested in mosquito control would be
523 open to addressing the issue. He stated having water pumped into the lake would be a good
524 idea if the water were moving water; still water would not help. He asked if the CDD would
525 eventually be taken over by the HOA.

526

527 Mr. Ward responded in the negative.

528

529 Chairperson Stamp explained the CDD was a separate legal entity; the CDD was a unit of
530 local government and could never be absorbed by the HOA. He said theoretically an
531 individual could sit on both boards; it would cause some problems, but it could theoretically
532 happen, but regardless the CDD and HOA would be separate entities with separate
533 responsibilities and separate laws governing each.

534

535

536 **EIGHTH ORDER OF BUSINESS** **Adjournment**

537

538 The meeting was adjourned at approximately 2:17 p.m.

539

**On MOTION made by Ron Miller, seconded by Bart Bhatla,
and with all in favor, the Meeting was adjourned.**

540

541

542

543

544

Flow Way Community Development District

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James P. Ward, Secretary

Zack Stamp, Chairperson

RESOLUTION 2026-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Flow Way Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, June 18, 2026
HOUR: 1:00 PM
LOCATION: Esplanade Golf and Country Club
8910 Torre Vista Lane
Naples, Florida 34119

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two

(2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Flow Way Community Development District, Collier County, Florida, this 19th day of February 2026.

ATTEST:

**FLOW WAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Zack Stamp, Chairperson

Exhibit A: Proposed Fiscal Year 2027 Budget

Flow Way

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

**Proposed Budget - General Fund
Fiscal Year 2027
Budget Summary**

Description	Fiscal Year 2026 Budget	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	Partial Funding 1st Quarter Operations
Assessments - On-Roll	\$ 2,184,483	\$ 2,184,483	\$ 2,184,486	Assessments from Property Owner's
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ 122,450	\$ 89,025	Master HOA Contribution (50% of Actual Costs)
Interest Income - General Account	\$ -	\$ 25,463	\$ 22,917	Florida Municipal Investment Trust
Total Revenue and Other Sources	\$ 2,306,933	\$ 2,332,396	\$ 2,296,427	
Appropriations				
General Government				
Administration	\$ 179,276	\$ 198,035	\$ 203,314	Administration
Legal	\$ 42,000	\$ 32,360	\$ 42,000	General Legal
Engineering	\$ 57,000	\$ 37,962	\$ 57,000	General Engineering
Stormwater Management Services				
Preserve Area Maintenance	\$ 258,800	\$ 261,800	\$ 214,050	Internal Preserves - External Fencing
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 687,110	\$ 697,620	\$ 590,551	Maint. Continued Lake Bank Restoration
Community Wide Irrigation System	\$ 133,560	\$ 196,027	\$ 186,339	Maint. Capital for Backup Well
Landscaping Services	\$ 651,138	\$ 614,383	\$ 607,989	Maintenance
Reserves & Overall Contingencies:	\$ 210,670	\$ 210,670	\$ 306,860	Unforeseen Operations/Natural Disaster
Discounts on Early Payments	\$ 87,379	\$ 87,379	\$ 88,324	Discount for Early Payment Tax Bills
Total Expenditures and Other Uses	\$ 2,306,933	\$ 2,336,236	\$ 2,296,427	
Net Increase/(Decrease) in Fund Balance	\$ 0	\$ (3,840)	\$ -	Change from Current Year Operations
Fund Balance - Beginning/Anticipated at October 1st	\$ 889,376	\$ 889,376	\$ 1,096,206	
Additions to Fund	\$ 210,670	\$ 210,670	\$ 306,860	Budgeted Funds for Long Term Capital Planning
Total Fund Balance - Ending /Anticipated at September 30th	\$ 1,100,047	\$ 1,096,206	\$ 1,403,066	Anticipated Cash Balance at FYE
Use of Funds				
Reserved for Operations (1st 2 Months)	\$ 384,489	\$ 389,373	\$ 331,595	Partial Funds 1st Qtr Operations
Asset Reserve	\$ -	\$ -	\$ 85,933	Asset Maintenance Reserve
Storm Event's/Unforeseen Capital/Operations Reserve	\$ 715,558	\$ 706,834	\$ 1,071,472	Long Term Asset Restoration/Hurricane (Est. Balance at FYE)
Total Fund Balance	\$ 1,100,047	\$ 1,096,206	\$ 1,403,066	
Assessment Rate (Current and Proposed)	\$ 1,845.00		\$ 1,845.00	Assessment Rates
Adopted CAP Rate	\$ 2,214.01		\$ 2,214.01	Cap Rate which triggers mailed notices
Total Units Subject to Assessment:	1184		1184	Residential Units subject to Assessment

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income - General Account	\$ -	\$ 6,366	\$ 25,463	\$ 22,917	Interest on General Bank Account
Special Assessment Revenue					
Assessments - On-Roll	\$ 2,184,483	\$ 1,829,132	\$ 2,184,483	\$ 2,184,486	Assessments from Property Owner's
Miscellaneous Revenue					
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ -	\$ 122,450	\$ 89,025	Master HOA Contribution (50% of Actual Costs)
Total Revenue and Other Sources	\$ 2,306,933	\$ 1,835,498	\$ 2,332,396	\$ 2,296,427	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 2,000	\$ 11,000	\$ 12,000	Statutory Required Fees
Executive					
Professional - Management	\$ 45,200	\$ 11,300	\$ 45,200	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,300	\$ 5,300	\$ 5,300	\$ 5,400	Statutory required audit yearly
Accounting Services	\$ 17,500	\$ 4,375	\$ 17,500	\$ 19,000	All Funds
Assessment Roll Preparation	\$ 17,500	\$ 4,375	\$ 17,500	\$ 19,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ 257	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,993	\$ 3,950	\$ 25,923	\$ 26,423	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 1,250	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Bond Amortization Schedules	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	
Property Appraiser & Tax Coll. Fees	\$ 15,500	\$ 35,221	\$ 35,221	\$ 30,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services					
Postage, Freight & Messenger	\$ 250	\$ 9	\$ 250	\$ 250	Agenda Mailings and other misc. mail
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web site
Insurance					
	\$ 22,608	\$ 23,116	\$ 23,116	\$ 23,816	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 1,600	\$ -	\$ 1,200	\$ 1,600	Agenda books and copies
Legal Services					
General Counsel	\$ 40,000	\$ 7,590	\$ 30,360	\$ 40,000	District Attorney
Special Counsel - Preserves Regulatory	\$ 2,000	\$ 526	\$ 2,000	\$ 2,000	Special Counsel - SFWMD Preserve Compliance
Sub-Total	\$ 221,276	\$ 99,444	\$ 230,395	\$ 245,314	
Other General Government Services					
Engineering					
General Engineering	\$ 57,000	\$ 6,991	\$ 37,962	\$ 57,000	Engineer
Sub-Total	\$ 57,000	\$ 6,991	\$ 37,962	\$ 57,000	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Emergency & Disaster Relief Services					
Hurricane Services	\$ -	\$ -	\$ -	\$ -	
Community Wide Irrigation System					
Professional Services					
Asset Management	\$ 30,000	\$ 3,249	\$ 30,000	\$ 30,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 15,000	\$ -	\$ 16,000	\$ 18,000	SFWMD Permit Compliance Requirements
Utility Services					
Electric - Pump Station	\$ 46,000	\$ 11,330	\$ 45,318	\$ 46,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 2,000	\$ 3,490	\$ 13,961	\$ 14,659	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance					
Pump Station and Wells	\$ 30,000	\$ 71,687	\$ 81,687	\$ 8,000	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ 4,000	\$ -	\$ 3,500	\$ 4,000	Pump and Meter Repairs
Main Line Irrigation System	\$ 5,000	\$ -	\$ 4,000	\$ 5,000	Irrigation Main line Repairs
Contingencies	\$ 1,560	\$ -	\$ 1,560	\$ 680	4% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ 60,000	See CIP for Detail (Backup Pum/Motor & Pump Station Imp.)
Sub-Total	\$ 133,560	\$ 89,756	\$ 196,027	\$ 186,339	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 2 - Monthly site visits	\$ 18,000	\$ -	\$ 18,000	\$ 13,500	On-going - anticipated completion in FY 27
Task 3 - Reporting to Regulatory Agencies	\$ 7,500	\$ -	\$ 7,500	\$ -	On-going - anticipated completion in FY 27
Contingencies	\$ -	\$ -	\$ -	\$ -	
Repairs and Maintenance					
Wading Bird Foraging Areas	\$ 6,300	\$ -	\$ 6,300	\$ 4,725	Permit Requirements
Internal Preserves	\$ 7,000	\$ -	\$ 10,000	\$ 5,250	Routine Maintenance of Internal Preserves
Western Preserve	\$ 36,000	\$ -	\$ 36,000	\$ 27,000	External Preserves
Northern Preserve Area 1	\$ 63,800	\$ -	\$ 63,800	\$ 47,850	External Preserves
Northern Preserve Area 2	\$ 106,300	\$ -	\$ 106,300	\$ 79,725	External Preserves
Contingencies	\$ 4,900	\$ 3,071	\$ 4,900	\$ 4,500	Fixed Amount
Capital Outlay					
Internal and External	\$ 9,000	\$ -	\$ 9,000	\$ 31,500	See CIP for Detail
Sub-Total	\$ 258,800	\$ 3,071	\$ 261,800	\$ 214,050	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 50,000	\$ 4,290	\$ 50,000	\$ 40,000	Field Operations Manager
NPDES Monitoring	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Repairs & Maintenance					
Aquatic Weed Control	\$ 188,000	\$ 40,728	\$ 163,177	\$ 163,177	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 43,000	\$ 8,745	\$ 39,980	\$ 43,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 30,000	\$ 2,307	\$ 30,000	\$ 30,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 15,000	\$ -	\$ 11,850	\$ 18,000	Three times/year
Cane Toad Removal Program	\$ 35,000	\$ 12,150	\$ 69,648	\$ 37,000	Joint Pgm with HOA - CDD responsibility for Lakes
Littoral Shelf Maintenance	\$ 25,000	\$ -	\$ 38,600	\$ 15,000	Maint. of Littorals (New Littorals in Capital for FY 2025)
Control Structures, Catch basins & Outfalls	\$ 60,000	\$ -	\$ 60,000	\$ 40,000	Rotating Three Year Program (50% silt Cleaned)
Contingencies	\$ 15,840	\$ -	\$ 15,840	\$ 13,847	4% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements/Fountains	\$ 2,000	\$ -	\$ 2,000	\$ 35,000	See CIP for Detail
Littoral Shelf Planting	\$ 2,000	\$ 2,725	\$ 2,725	\$ 45,000	See CIP for Detail
Lake Bank Erosion Restorations	\$ 187,000	\$ -	\$ 187,000	\$ 86,100	See CIP for Detail
Contingencies & CEI	\$ 32,470	\$ 1,047	\$ 25,000	\$ 22,627	See CIP for Detail
Sub-Total	\$ 687,110	\$ 71,991	\$ 697,620	\$ 590,551	
Landscaping Services					
Professional Services					
Asset Management	\$ 40,000	\$ 9,069	\$ 40,000	\$ 45,000	Field Operations Manager
Utility Services					
Potable Water - Fountains	\$ 3,700	\$ 356	\$ 2,623	\$ 2,754	Two (2 Fountains)
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	\$ 178,000	\$ 39,413	\$ 163,060	\$ 178,000	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Yearly Trimming of Oak Branches
Landscape Replacements	\$ 35,000	\$ 6,431	\$ 40,000	\$ 40,000	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ 9,997	\$ 19,994	\$ 20,000	Two (2) times/year replacement with touchup
Annuals	\$ 80,000	\$ 29,059	\$ 87,177	\$ 90,000	Three (3) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 33,000	\$ 33,500	\$ 33,500	\$ 35,000	Lighting, Wreaths, etc. at Bridge and Entrance Monuments
Landscape Lighting	\$ 2,000	\$ -	\$ 2,000	\$ 22,000	Periodic repair of Decorative Lighting
Landscape Monuments	\$ 10,000	\$ -	\$ 5,000	\$ -	Periodic Pressure Washing/Repairs
Fountains	\$ 20,000	\$ 1,274	\$ 15,200	\$ 18,000	Weekly Service and Pump Repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 18,000	\$ 850	\$ 7,500	\$ 8,000	Periodic Pressure Washing of Concrete and Brick Paver Repairs
Irrigation System	\$ 6,000	\$ 3,605	\$ 10,330	\$ 10,500	Periodic Repairs
Fertilizations - Palms	\$ 4,200	\$ 327	\$ 5,000	\$ 5,500	Palm Tree Fertilizer Program
Lawn - Rye Seeding	\$ -	\$ -	\$ -	\$ -	Periodic Rye Seeding of Entrance Sod
Bike/Walkway - Sealcoating/Misc. Repairs	\$ 27,000	\$ 1,200	\$ 27,000	\$ 3,000	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	\$ 6,000	\$ -	\$ 6,000	\$ 10,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 19,088	\$ -	\$ 15,000	\$ 18,600	4% of Repairs and Maintenance

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Capital Outlay					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 8,000	Included in Bridge & Roadway - Main Entrance
Pressure cleaning, sanding and sealing pavers	\$ 55,000	\$ 43,597	\$ 55,000	\$ -	See CIP for Detail
Landscaping	\$ 40,000	\$ -	\$ 40,000	\$ 57,500	See CIP for Detail
Contingencies & CEI	\$ 16,150	\$ 584	\$ 15,000	\$ 11,135	See CIP for Detail
Sub-Total	\$ 651,138	\$ 179,260	\$ 614,383	\$ 607,989	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 210,670	\$ 52,667	\$ 210,670	\$ 306,860	Reserve Added to Maintain Assessment Rate the Same
Other Fees and Charges					
Discounts on Early Payments	\$ 87,379	\$ -	\$ 87,379	\$ 88,324	Discount on assessments for November early payment - 4%
Total Expenditures and Other Uses	\$ 2,306,933	\$ 503,181	\$ 2,336,236	\$ 2,296,427	
Net Increase/(Decrease) in Fund Balance	\$ 0	\$ 1,332,317	\$ (3,840)	\$ -	Change from Current Year Operations
Fund Balances:					
Fund Balance - *Beginning/Anticipated at October 1st	\$ 889,376	\$ 889,376	\$ 889,376	\$ 1,096,206	
Current Year Reserve Appropriation	\$ 210,670	\$ 52,667	\$ 210,670	\$ 306,860	Budgeted Funds for Long Term Capital Planning
Fund Balance - Ending /Anticipated at September 30th	\$ 1,100,047	\$ 2,274,361	\$ 1,096,206	\$ 1,403,066	
Use of Funds					
Reserved for Operations (1st 2 Months)	\$ 384,489	\$ 83,863	\$ 389,373	\$ 331,595	Reserved for Operations (1st 2 Months)
Asset Reserve	\$ -	\$ -	\$ -	\$ 85,933	Asset Maintenance Reserve
Storm Event's/Unforeseen Capital/Operations Reserve	\$ 715,558	\$ 2,190,497	\$ 706,834	\$ 985,539	Long Term Asset Restoration/Hurricane
Total Fund Balance	\$ 1,100,047	\$ 2,274,361	\$ 1,096,206	\$ 1,403,066	
*Beginning balance at 10/1/2025 per audited financial statements					
Assessment Rate (Current and Proposed)	\$ 1,845.00			\$ 1,845.00	Assessment Rate
Adopted CAP Rate	\$ 2,214.01			\$ 2,214.01	Adopted Cap Rate
Total Units Subject to Assessment:	1184			1184	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027
Capital Plan - Fiscal Years 2025 - 2032

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Stormwater Management Services									
Improvements to Water Quality									
Aerator/Fountain/Bubbler	\$ -	\$ -	\$ 33,000	\$ 36,000	\$ 35,000	\$ 38,000	\$ 39,000	\$ 40,000	\$ 221,000
Signage Replacements (Lakes/Perimeter)	\$ 22,725	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 38,725
Littoral Shelf Plantings	\$ 40,000	\$ 2,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 289,000
Sub-Total:	\$ 62,725	\$ 4,000	\$ 47,000	\$ 83,000	\$ 82,000	\$ 12,000	\$ 12,000	\$ 72,000	\$ 548,725
Erosion Restoration									
Lake 1 (No Capital Required)									\$ -
Lake 2			\$ 9,000						\$ 9,000
Lake 3					\$ 6,500				\$ 6,500
Lake 4							\$ 5,000		\$ 5,000
Lake 5A				\$ 3,900					\$ 3,900
Lake 5B (No Capital Required)									\$ -
Lake 6				\$ 4,000					\$ 4,000
Lake 7			\$ 33,300						\$ 33,300
Lake 8				\$ 3,000					\$ 3,000
Lake 9							\$ 11,000		\$ 11,000
Lake 10 (No Capital Required)									\$ -
Lake 11			\$ 12,000						\$ 12,000
Lake 12 (Damage from Hurricane Milton)	\$ 97,000								\$ 97,000
Lake 13				\$ 15,098					\$ 15,098
Lake 14		\$ 98,000							\$ 98,000
Lake 15A						\$ 14,000			\$ 14,000
Lake 15B (No Capital Required)									\$ -
Lake 16				\$ 8,910					\$ 8,910
Lake 17							\$ 43,000		\$ 43,000
Lake 18-19					\$ 15,000				\$ 15,000
Lake 20-21				\$ 11,385					\$ 11,385
Lake 22		\$ 66,000							\$ 66,000
Lake 23		\$ 23,000							\$ 23,000
Lake 24 (No Capital Required)									\$ -
Lake 25				\$ 12,870					\$ 12,870
Lake 26 (No Capital Required)									\$ -
Lake 27 (No Capital Required)									\$ -
Flow-Way			\$ 11,800						\$ 11,800
Miscellaneous Repairs			\$ 20,000	\$ 20,000	\$ 20,000	\$ 24,000	\$ 27,000	\$ 27,000	\$ 138,000
Sub-Total:	\$ 97,000	\$ 187,000	\$ 86,100	\$ 79,163	\$ 41,500	\$ 38,000	\$ 38,000	\$ 75,000	\$ 641,763
Contingencies (7%)	\$ 11,181	\$ 13,370	\$ 9,317	\$ 11,351	\$ 8,645	\$ 3,500	\$ 3,500	\$ 10,290	\$ 71,434
Construction Engineering (10%)	\$ 15,973	\$ 19,100	\$ 13,310	\$ 16,216	\$ 12,350	\$ 5,000	\$ 5,000	\$ 14,700	\$ 102,049
Total - Stormwater Management System	\$ 186,878	\$ 223,470	\$ 155,727	\$ 189,731	\$ 144,495	\$ 58,500	\$ 58,500	\$ 171,990	\$ 1,363,971

Prepared by:
JPWard Associates, LLC

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027
Capital Plan - Fiscal Years 2025 - 2032

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Internal and External Preserves									
Fencing and Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internal: Hazardous Tree Removal	\$ 3,000	\$ 2,000	\$ 2,000	\$ 10,000	\$ 10,000	\$ 2,000	\$ 3,000	\$ 3,500	\$ 35,500
External: Hazardous Tree Removal	\$ 2,500	\$ 12,000	\$ 12,000	\$ 34,000	\$ 34,000	\$ 12,000	\$ 12,000	\$ 4,500	\$ 123,000
Internal: Cleaning Out - Fire Prevention	\$ 2,500	\$ 10,000	\$ 2,500	\$ 7,500	\$ 7,500	\$ 4,000	\$ 4,000	\$ 3,500	\$ 41,500
Exernal: - Cleaning Out - Fire Prevention	\$ 1,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 2,000	\$ 93,000
Total - External Preserves	\$ 9,000	\$ 39,000	\$ 31,500	\$ 66,500	\$ 66,500	\$ 33,000	\$ 34,000	\$ 13,500	\$ 293,000
Irrigation Pump Station									
Recharge Wells (Meter 2023 & Well 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Backup Pump/Motor	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Backup Well Installation	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 135,000
Pump Station Improvements	\$ 110,000	\$ -	\$ 35,000	\$ 105,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 330,000
Total - Irrigation Pump Station	\$ 155,000	\$ -	\$ 60,000	\$ 105,000	\$ 65,000	\$ 20,000	\$ 65,000	\$ 20,000	\$ 490,000
Community Entrance									
Bridge (Painting)	\$ -	\$ -	\$ 8,000	\$ 18,000	\$ 8,000	\$ 20,000	\$ 8,000	\$ 22,000	\$ 84,000
Monuments (Painting)	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 15,000
Monuments (Fountains Pumps/Motor Replacer)	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Pressure Cleaning, Sanding and Sealing Pavers	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 120,000
Landscaping	\$ -	\$ 40,000	\$ 57,500	\$ 57,500	\$ 57,500	\$ 45,000	\$ 40,000	\$ 40,000	\$ 337,500
Lighting - (Replace Underground Electrical)	\$ -	\$ 30,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ -	\$ 100,000
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies (7%)	\$ 8,400	\$ 8,750	\$ 4,585	\$ 7,035	\$ 5,985	\$ 10,850	\$ 4,060	\$ 4,690	\$ 54,355
Construction Engineering (10%)	\$ 12,000	\$ 12,500	\$ 6,550	\$ 10,050	\$ 8,550	\$ 15,500	\$ 5,800	\$ 6,700	\$ 77,650
Total - Community Entrance	\$ 140,400	\$ 146,250	\$ 76,635	\$ 117,585	\$ 100,035	\$ 181,350	\$ 67,860	\$ 78,390	\$ 908,505
Total - All Capital	\$ 491,278	\$ 408,720	\$ 323,862	\$ 478,816	\$ 376,030	\$ 292,850	\$ 225,360	\$ 283,880	\$ 3,055,476
Cost Per Residential Unit	\$ 431.53	\$ 359.01	\$ 284.47	\$ 420.58	\$ 330.30	\$ 257.23	\$ 197.95	\$ 249.35	

Capital Plan Summary

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Littoral Shelf Plantings	\$ 62,725	\$ 4,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 125,725
Erosion Restoration	\$ 97,000	\$ 187,000	\$ 86,100	\$ 79,163	\$ 41,500	\$ 38,000	\$ 38,000	\$ 75,000	\$ 673,883
Internal and External Preserves	\$ 9,000	\$ 39,000	\$ 31,500	\$ 66,500	\$ 66,500	\$ 33,000	\$ 34,000	\$ 13,500	\$ 209,500
Recharge Wells (Meter 2023 & Well 2024)	\$ 155,000	\$ -	\$ 60,000	\$ 105,000	\$ 65,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 288,000
Community Entrance	\$ 140,400	\$ 146,250	\$ 76,635	\$ 117,585	\$ 100,035	\$ 181,350	\$ 67,860	\$ 78,390	\$ 455,785
Total - All Capital	\$ 491,278	\$ 408,720	\$ 323,862	\$ 478,816	\$ 376,030	\$ 292,850	\$ 225,360	\$ 283,880	\$ 3,055,476

Flow Way Community Development District
Reserve Allocations
Fiscal Year 2027

										2027	FYE	FYE
										9/30/2026	9/30/2027	
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE - LOW (years)	USEFUL LIFE - HIGH (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	AMOUNT FUNDED TO DATE	PROP 2027 RESERVE ALLOCATIONS	
I. Community Wide Irrigation System												
Irrigation	2" PVC Pipe	4,600	LF	50	100	2010	33	\$6.95	\$31,970.00	\$0.00	\$319.70	
Irrigation	4" PVC Pipe	13,500	LF	50	100	2010	33	\$20.01	\$270,135.00	\$0.00	\$2,701.35	
Irrigation	6" PVC Pipe	18,300	LF	50	100	2010	33	\$38.54	\$705,282.00	\$0.00	\$7,052.82	
Irrigation	8" PVC Pipe	3,100	LF	50	100	2010	33	\$58.30	\$180,730.00	\$0.00	\$1,807.30	
Irrigation	10" PVC Pipe	2,230	LF	50	100	2010	33	\$82.01	\$182,882.30	\$0.00	\$1,828.82	
Irrigation	12" PVC Pipe	3,240	LF	50	100	2010	33	\$192.37	\$623,278.80	\$0.00	\$6,232.79	
Irrigation	16" Cast Iron Pipe	480	LF	50	100	2010	33	\$378.30	\$181,584.00	\$0.00	\$1,815.84	
Irrigation	2" Irrigation Valves	39	EA	35	40	2010	18	\$9.10	\$354.90	\$0.00	\$8.87	
Irrigation	4" Irrigation Valves	12	EA	35	40	2010	18	\$14.00	\$168.00	\$0.00	\$4.20	
Irrigation	6" Irrigation Valves	10	EA	35	40	2010	18	\$168.20	\$1,682.00	\$0.00	\$42.05	
Irrigation	8" Irrigation Valves	6	EA	35	40	2010	18	\$162.00	\$972.00	\$0.00	\$24.30	
Irrigation	10" Irrigation Valves	4	EA	35	40	2010	18	\$1,494.00	\$5,976.00	\$0.00	\$149.40	
Irrigation	12" Irrigation Valves	4	EA	35	40	2010	18	\$1,825.00	\$7,300.00	\$0.00	\$182.50	
Irrigation	16" Irrigation Valves	2	EA	35	40	2010	18	\$13,100.00	\$26,200.00	\$0.00	\$655.00	
Irrigation	Irrigation System (Wiring, Solenoid, Valves, 12 Hinges)	12	EA	15	30	2010	-2	\$7,504.16	\$90,049.92	\$0.00	\$3,001.66	
Irrigation	Hatcher PaRcel - Pump Station	1	LS	15	30	2014	2	\$78,450.00	\$78,450.00	\$0.00	\$2,615.00	
Irrigation	Irrigation Pump House - Recharge Pumps	2	EA	10	12	2024	7	\$41,000.00	\$82,000.00	\$0.00	\$6,833.33	
Irrigation	Irrigation Pump House - Pump Building and Wet Well	1	LS	50	100	2010	33	\$220,000.00	\$220,000.00	\$0.00	\$2,200.00	
Irrigation	Irrigation Pump House - Electrical Panels	4	EA	35	40	2010	18	\$33,250.00	\$133,000.00	\$0.00	\$3,325.00	
Irrigation	Irrigation Pump House - Pumps and Motors	5	EA	13	15	2010	-4	\$15,160.00	\$75,800.00	\$0.00	\$5,053.33	
Irrigation	Irrigation Pump House - Sediment Filter	2	EA	20	25	2024	17	\$90,000.00	\$180,000.00	\$0.00	\$7,200.00	
Irrigation	Irrigation Pump House - 16" to 20" Cast Iron Piping	116	LF	50	100	2010	33	\$98.27	\$11,399.32	\$0.00	\$113.99	
Community Wide Irrigation System SUBTOTAL									\$3,089,214.24	\$0.00	\$15,888.99	
II. Stormwater Management System												
Stormwater	External Preserves - Barbed Wire Fencing	27,300	LF	10	20	2010	-7	\$14.63	\$399,399.00	0.00	19,969.95	
Stormwater	External Preserves - Vinyl Coating 6ft Chain Link Fence	3,300	LF	20	30	2010	3	\$24.00	\$79,200.00	0.00	2,640.00	
Stormwater	External Preserves - Concrete Slotted Barrier Fencing	3,400	LF	50	100	2010	33	\$98.05	\$333,370.00	0.00	3,333.70	
Stormwater	External Preserves - Preserve Access Gate	12	LF	15	20	2010	-2	\$233.33	\$2,799.96	0.00	140.00	
Stormwater	Reinforced Concrete Pipe - 15"	3,087	LF	100	100	2010	83	\$50.00	\$154,350.00	0.00	1,543.50	
Stormwater	Reinforced Concrete Pipe - 18"	6,132	LF	100	100	2010	83	\$73.59	\$451,253.88	0.00	4,512.54	
Stormwater	Reinforced Concrete Pipe - 24"	9,349	LF	100	100	2010	83	\$146.00	\$1,364,954.00	0.00	13,649.54	
Stormwater	Reinforced Concrete Pipe - 30"	7,980	LF	100	100	2010	83	\$190.45	\$1,519,791.00	0.00	15,197.91	
Stormwater	Reinforced Concrete Pipe - 36"	7,406	LF	100	100	2010	83	\$218.59	\$1,618,877.54	0.00	16,188.78	
Stormwater	Reinforced Concrete Pipe - 42"	2,531	LF	100	100	2010	83	\$349.05	\$883,445.55	0.00	8,834.46	
Stormwater	Reinforced Concrete Pipe - 48"	288	LF	100	100	2010	83	\$392.09	\$112,921.92	0.00	1,129.22	
Stormwater	Reinforced Concrete Pipe - 54"	444	LF	100	100	2010	83	\$538.00	\$238,872.00	0.00	2,388.72	
Stormwater	Drainage Structures - Control Structure	4	EA	30	100	2010	13	\$12,200.00	\$48,800.00	0.00	488.00	
Stormwater	Drainage Structures - Yard Drain	31	EA	10	30	2010	-7	\$810.00	\$25,110.00	0.00	837.00	
Stormwater	Drainage Structures - Type "C" Catch Basin	46	EA	30	100	2010	13	\$2,365.21	\$108,799.66	0.00	1,088.00	
Stormwater	Drainage Structures - Type 5 Curb Inlet	7	EA	30	100	2010	13	\$3,400.00	\$23,800.00	0.00	238.00	
Stormwater	Drainage Structures - Type 6 Curb Inlet	34	EA	30	100	2010	13	\$4,950.00	\$168,300.00	0.00	1,683.00	
Stormwater	Drainage Structures - Type 9 Curb Inlet	25	EA	30	100	2010	13	\$4,200.00	\$105,000.00	0.00	1,050.00	
Stormwater	Drainage Structures - Valley Gutter Inlet	135	EA	30	100	2010	13	\$3,805.56	\$513,750.60	0.00	5,137.51	
Stormwater	Drainage Structures - Junction Box	26	EA	30	100	2010	13	\$3,885.00	\$101,010.00	0.00	1,010.10	
Stormwater	Drainage Structures - Lake Outfall	121	EA	30	100	2010	13	\$1,564.71	\$189,329.91	0.00	1,893.30	
Stormwater	Lake Bank Residential (Floritam Sod)	27,330	LF	30	40	2024	27	\$1.05	\$28,696.50	0.00	717.41	

**Flow Way Community Development District
Reserve Allocations
Fiscal Year 2027**

2027										FYE 9/30/2026	FYE 9/30/2027
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE - LOW (years)	USEFUL LIFE - HIGH (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	AMOUNT FUNDED TO DATE	PROP 2027 RESERVE ALLOCATIONS
Stormwater	Lank Bank Golf Course (Celebration Sod)-	39,770	LF	15	20	2024	12	\$1.90	\$75,563.00	0.00	3,778.15
Stormwater	Lank Bank Flow Way (Bahia Sod)-	20,156	LF	30	40	2024	27	\$0.67	\$13,504.52	0.00	337.61
Stormwater	Lank Bank Restoration (Re-Grading)-	87,256	LF	3	5	2024	0	\$2.70	\$235,591.20	0.00	47,118.24
Stormwater	Lank Bank Restoration (Geo-Tube)-	10,895	LF	20	30	2024	17	\$57.50	\$626,462.50	0.00	20,882.08
Stormwater Management System SUBTOTAL									\$9,422,952.74	\$0.00	\$36,174.85
III. Landscaping											
Landscaping	Live Oak trees	145	EA	30	50	2010	13	\$4,000.00	\$580,000.00	\$0.00	\$11,600.00
Landscaping	Ligustrum trees	60	EA	20	30	2010	3	\$1,500.00	\$90,000.00	\$0.00	\$3,000.00
Landscaping	Italian Cypress trees	10	EA	15	25	2010	-2	\$1,000.00	\$10,000.00	\$0.00	\$400.00
Landscaping	Pink Tabebuia trees	2	EA	30	50	2010	13	\$1,000.00	\$2,000.00	\$0.00	\$40.00
Landscaping	Royal Poinciana trees	5	EA	30	50	2010	13	\$2,000.00	\$10,000.00	\$0.00	\$200.00
Landscaping	Golden Shower trees	2	EA	20	30	2010	3	\$1,000.00	\$2,000.00	\$0.00	\$66.67
Landscaping	Seagrape trees	13	EA	30	50	2010	13	\$1,000.00	\$13,000.00	\$0.00	\$260.00
Landscaping	Silk Floss trees	2	EA	15	25	2010	-2	\$1,000.00	\$2,000.00	\$0.00	\$80.00
Landscaping	Slash Pines	110	EA	30	50	2010	13	\$700.00	\$77,000.00	\$0.00	\$1,540.00
Landscaping	Green Buttonwood trees	20	EA	25	35	2010	8	\$1,800.00	\$36,000.00	\$0.00	\$1,028.57
Landscaping	Medjool Date Palms	48	EA	20	30	2010	3	\$15,000.00	\$720,000.00	\$0.00	\$24,000.00
Landscaping	Sabal (Cabbage) Palms	180	EA	20	30	2010	3	\$550.00	\$99,000.00	\$0.00	\$3,300.00
Landscaping	Silver Saw Palmetto	61	EA	15	25	2010	-2	\$450.00	\$27,450.00	\$0.00	\$1,098.00
Landscaping	Veitchia Palms	17	EA	20	30	2010	3	\$1,200.00	\$20,400.00	\$0.00	\$680.00
Landscaping	Ground Cover Total	6,850	EA	1	5	2024	-2	\$6.00	\$41,100.00	\$0.00	\$8,220.00
Landscaping	Shrubs Total Area	39,127	EA	5	10	2024	2	\$50.00	\$1,956,350.00	\$0.00	\$195,635.00
Landscaping SUBTOTAL									\$3,686,300.00	\$0.00	\$0.00
IV Entry Features											
Entry Features	Brick Pavers	116,420	SF	25	50	2010	8	\$5.49	\$639,145.80	\$0.00	\$12,782.92
Entry Features	Concrete "F" and Monument Curb	1,608	LF	20	30	2010	3	\$14.79	\$23,782.32	\$0.00	\$792.74
Entry Features	Decorative Monument	16	EA	30	50	2010	13	\$5,375.00	\$86,000.00	\$0.00	\$1,720.00
Entry Features	Decorative Metal Fencing	1,140	LF	15	20	2010	13	\$80.91	\$92,237.40	\$0.00	\$4,611.87
Entry Features	Asphalt Walkway	3,680	SF	15	30	2010	0	\$14.25	\$52,440.00	\$0.00	\$1,748.00
Entry Features	Street Lights - Double	3	EA	20	30	2010	3	\$8,400.00	\$25,200.00	\$0.00	\$840.00
Entry Features	Roadway Signage	3	EA	20	30	2010	3	\$933.33	\$2,799.99	\$0.00	\$93.33
Entry Features	Landscape Lighting	32	EA	15	20	2010	-2	\$500.00	\$16,000.00	\$0.00	\$800.00
Entry Features	Signage Marguee Mounument	1	LS	35	40	2010	18	\$128,000.00	\$128,000.00	\$0.00	\$3,200.00
Entry Features	Electrical Service Panels	2	EA	20	25	2010	3	\$43,000.00	\$86,000.00	\$0.00	\$3,440.00
Entry Features	Culvert Bridge	1	LS	70	100	2010	53	\$953,000.00	\$953,000.00	\$0.00	\$9,530.00
Entry Features	Bridge Mounted Light Poles	9	EA	30	40	2010	-2	\$4,488.88	\$40,399.92	\$0.00	\$1,010.00
Entry Features	Fountain Concrete Basins	2	EA	30	40	2024	12	\$81,000.00	\$162,000.00	\$0.00	\$4,050.00
Entry Features	Fountain Underground Pump Station	2	EA	15	20	2024	12	\$31,000.00	\$62,000.00	\$0.00	\$3,100.00
Entry Features	Fountain Pumps, Motors, Control Panels	2	EA	15	15	2024	9	\$46,000.00	\$92,000.00	\$0.00	\$6,133.33
Entry Features	Fountain Spray Nozzels	34	EA	10	12	2024	7	\$229.41	\$7,799.94	\$0.00	\$650.00
Entry Features	Fountain Lighting	36	EA	8	10	2024	9	\$944.44	\$33,999.84	\$0.00	\$3,399.98
Entry Features SUBTOTAL									\$2,502,805.21	\$0.00	\$33,869.26

ASSET TOTAL	\$18,701,272.19	Current Year Reserve Allocation	\$85,933.10
		Prior Funding	\$0.00
		Total Asset Reserve Balance	\$85,933.10

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 10,405	\$ 2,414	\$ 9,658	\$ 8,692
Revenue Account	\$ 15,089	\$ 3,451	\$ 13,804	\$ 12,423
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 223,108	\$ 273,784	\$ 273,784
Total Revenue and Other Sources	\$ 299,277	\$ 228,974	\$ 297,245	\$ 294,899
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 85,000	\$ 85,000	\$ 85,000	\$ 90,000
Interest Expense				
Series A Bonds	\$ 155,938	\$ 78,872	\$ 155,938	\$ 151,881
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Total Expenditures and Other Uses	\$ 258,849	\$ 163,872	\$ 258,849	\$ 259,792
Net Increase/(Decrease) in Fund Balance	\$ 40,429	\$ 65,102	\$ 38,397	\$ 35,107
Fund Balance - Beginning	\$ 637,377	\$ 637,377	\$ 637,377	\$ 675,774
Fund Balance - Ending	\$ 677,806	\$ 702,479	\$ 675,774	\$ 710,881
Restricted Fund Balance:				
Reserve Account Requirement			\$ 244,811	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 95,000	
Interest			\$ 74,816	
Total - Restricted Fund Balance:			\$ 414,627	

Description	Assessment Comparison		Fiscal Year 2027
	Number of Units	Fiscal Year 2026	
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard	0		
Total:	32		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buyd	0		
Total:	23		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	90		N/A

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,950,000				
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50		\$ 3,270,000
5/1/2022				\$ 84,000.00	\$ 239,488	
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00		\$ 3,195,000
5/1/2023	\$ 5,000			\$ 82,406.25	\$ 241,406	
11/1/2023		\$ 80,000	4.250%	\$ 82,271.88		\$ 3,110,000
5/1/2024				\$ 80,571.88	\$ 242,844	
11/1/2024		\$ 80,000	4.250%	\$ 80,571.88		\$ 3,030,000
5/1/2025				\$ 78,871.88	\$ 239,444	
11/1/2025		\$ 85,000	4.250%	\$ 78,871.88		\$ 2,945,000
5/1/2026				\$ 77,065.63	\$ 240,938	
11/1/2026		\$ 90,000	5.000%	\$ 77,065.63		\$ 2,855,000
5/1/2027				\$ 74,815.63	\$ 241,881	
11/1/2027		\$ 95,000	5.000%	\$ 74,815.63		\$ 2,760,000
5/1/2028				\$ 72,440.63	\$ 242,256	
11/1/2028		\$ 95,000	5.000%	\$ 72,440.63		\$ 2,665,000
5/1/2029				\$ 70,065.63	\$ 237,506	
11/1/2029		\$ 100,000	5.000%	\$ 70,065.63		\$ 2,565,000
5/1/2030				\$ 67,565.63	\$ 237,631	
11/1/2030		\$ 105,000	5.000%	\$ 67,565.63		\$ 2,460,000
5/1/2031				\$ 64,940.63	\$ 237,506	
11/1/2031		\$ 115,000	5.000%	\$ 64,940.63		\$ 2,345,000
5/1/2032				\$ 62,065.63	\$ 242,006	
11/1/2032		\$ 120,000	5.000%	\$ 62,065.63		\$ 2,225,000
5/1/2033				\$ 59,065.63	\$ 241,131	
11/1/2033		\$ 125,000	5.000%	\$ 59,065.63		\$ 2,100,000
5/1/2034				\$ 55,940.63	\$ 240,006	
11/1/2034		\$ 130,000	5.000%	\$ 55,940.63		\$ 1,970,000
5/1/2035				\$ 52,690.63	\$ 238,631	
11/1/2035		\$ 135,000	5.000%	\$ 52,690.63		\$ 1,835,000
5/1/2036				\$ 49,315.63	\$ 237,006	
11/1/2036		\$ 145,000	5.375%	\$ 49,315.63		\$ 1,690,000
5/1/2037				\$ 45,418.75	\$ 239,734	
11/1/2037		\$ 150,000	5.375%	\$ 45,418.75		\$ 1,540,000
5/1/2038				\$ 41,387.50	\$ 236,806	
11/1/2038		\$ 160,000	5.375%	\$ 41,387.50		\$ 1,380,000
5/1/2039				\$ 37,087.50	\$ 238,475	
11/1/2039		\$ 170,000	5.375%	\$ 37,087.50		\$ 1,210,000
5/1/2040				\$ 32,518.75	\$ 239,606	

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2040		\$ 175,000	5.375%	\$ 32,518.75		\$ 1,035,000
5/1/2041				\$ 27,815.63	\$ 235,334	
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63		\$ 850,000
5/1/2042				\$ 22,843.75	\$ 235,659	
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75		\$ 655,000
5/1/2043				\$ 17,603.13	\$ 235,447	
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13		\$ 450,000
5/1/2044				\$ 12,093.75	\$ 234,697	
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75		\$ 230,000
5/1/2044				\$ 6,181.25	\$ 238,275	
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25	\$ 236,181	\$ -

Outstanding at September 30, 2027 \$ 2,855,000

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 6,815	\$ 1,578	\$ 6,314	\$ 5,682
Revenue Account	\$ 9,157	\$ 1,973	\$ 7,892	\$ 7,103
Interest Account	\$ 123	\$ 29	\$ 117	\$ 106
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 188,839	\$ 231,388	\$ 231,388
Total Revenue and Other Sources	\$ 247,483	\$ 192,420	\$ 245,711	\$ 244,279
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Interest Expense				
Series A Bonds	\$ 141,094	\$ 71,444	\$ 141,094	\$ 137,506
Other Fees and Charges				
Discounts for Early Payment	\$ 15,046	\$ -	\$ 15,046	\$ 15,046
Total Expenditures and Other Uses	\$ 226,140	\$ 141,444	\$ 226,140	\$ 222,552
Net Increase/(Decrease) in Fund Balance	\$ 21,342	\$ 50,976	\$ 19,571	\$ 21,726
Fund Balance - Beginning	\$ 400,050	\$ 400,050	\$ 400,050	\$ 419,621
Fund Balance - Ending	\$ 421,391	\$ 451,026	\$ 419,621	\$ 441,347
Restricted Fund Balance:				
Reserve Account Requirement			\$ 160,448	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 75,000	
Interest			\$ 67,856	
Total - Restricted Fund Balance:			\$ 303,305	

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2026	Fiscal Year 2027
SF - 52'	50	\$ 1,398.88	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
Total:	167		

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,190,000				
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094	\$ 2,900,000
5/1/2022			5.375%	\$ 76,446.88		
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894	\$ 2,840,000
5/1/2023	\$ 5,000		5.375%	\$ 74,909.38		
11/1/2023		\$ 60,000		\$ 74,646.88	\$ 209,556	\$ 2,775,000
5/1/2024			5.375%	\$ 73,109.38		
11/1/2024		\$ 65,000		\$ 73,109.38	\$ 211,219	\$ 2,710,000
5/1/2025			5.375%	\$ 71,443.75		
11/1/2025		\$ 70,000		\$ 71,443.75	\$ 212,888	\$ 2,640,000
5/1/2026			5.375%	\$ 69,650.00		
11/1/2026		\$ 70,000		\$ 69,650.00	\$ 209,300	\$ 2,570,000
5/1/2027			5.375%	\$ 67,856.25		
11/1/2027		\$ 75,000		\$ 67,856.25	\$ 210,713	\$ 2,495,000
5/1/2028			5.375%	\$ 65,934.38		
11/1/2028		\$ 80,000		\$ 65,934.38	\$ 211,869	\$ 2,415,000
5/1/2029			5.375%	\$ 63,884.38		
11/1/2029		\$ 85,000		\$ 63,884.38	\$ 212,769	\$ 2,330,000
5/1/2030			5.375%	\$ 61,706.25		
11/1/2030		\$ 90,000		\$ 61,706.25	\$ 213,413	\$ 2,240,000
5/1/2031			5.375%	\$ 59,400.00		
11/1/2031		\$ 95,000		\$ 59,400.00	\$ 213,800	\$ 2,145,000
5/1/2032			5.375%	\$ 56,965.63		
11/1/2032		\$ 100,000		\$ 56,965.63	\$ 213,931	\$ 2,045,000
5/1/2033			5.375%	\$ 54,403.13		
11/1/2033		\$ 100,000		\$ 54,403.13	\$ 208,806	\$ 1,945,000
5/1/2034			5.375%	\$ 51,840.63		
11/1/2034		\$ 110,000		\$ 51,840.63	\$ 213,681	\$ 1,835,000
5/1/2035			5.375%	\$ 49,021.88		
11/1/2035		\$ 115,000		\$ 49,021.88	\$ 213,044	\$ 1,720,000
5/1/2036			5.375%	\$ 46,075.00		
11/1/2036		\$ 120,000		\$ 46,075.00	\$ 212,150	\$ 1,600,000
5/1/2037			5.375%	\$ 43,000.00		
11/1/2037		\$ 125,000		\$ 43,000.00	\$ 211,000	\$ 1,475,000
5/1/2038			5.375%	\$ 39,640.63		
11/1/2038		\$ 130,000		\$ 39,640.63	\$ 209,281	\$ 1,345,000
5/1/2039			5.375%	\$ 36,146.88		
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294	\$ 1,205,000
5/1/2040			5.375%	\$ 32,384.38		

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2040		\$ 145,000		\$ 32,384.38	\$ 209,769	\$ 1,060,000
5/1/2041			5.375%	\$ 28,487.50		
11/1/2041		\$ 155,000		\$ 28,487.50	\$ 211,975	\$ 905,000
5/1/2042			5.375%	\$ 24,321.88		
11/1/2042		\$ 165,000		\$ 24,321.88	\$ 213,644	\$ 740,000
5/1/2043			5.375%	\$ 19,887.50		
11/1/2043		\$ 170,000		\$ 19,887.50	\$ 209,775	\$ 570,000
5/1/2044			5.375%	\$ 15,318.75		
11/1/2044		\$ 180,000		\$ 15,318.75	\$ 210,638	\$ 390,000
5/1/2045			5.375%	\$ 10,481.25		
11/1/2045		\$ 190,000		\$ 10,481.25	\$ 210,963	\$ 200,000
5/1/2046			5.375%	\$ 5,375.00		
11/1/2046		\$ 200,000		\$ 5,375.00	\$ 210,750	\$ -

Outstanding at September 30, 2027 \$ 2,570,000

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 7,390	\$ 1,707	\$ 6,827	\$ 6,145
Revenue Account	\$ 13,263	\$ 2,836	\$ 11,344	\$ 10,210
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 305,212	\$ 374,564	\$ 374,564
Interfund Transfers In	\$ -	\$ 1,165	\$ 1,165	\$ -
Total Revenue and Other Sources	\$ 395,217	\$ 310,920	\$ 393,900	\$ 390,919

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 120,000 \$ 120,000 \$ 120,000 \$ 125,000

Interest Expense

Series A Bonds \$ 220,296 \$ 111,453 \$ 220,296 \$ 214,968

Other Fees and Charges

Discounts for Early Payment \$ 24,504 \$ - \$ 24,504 \$ 24,504

Interfund Transfers Out

\$ - \$ -

Total Expenditures and Other Uses **\$ 364,800** **\$ 231,453** **\$ 364,800** **\$ 364,472**

Net Increase/(Decrease) in Fund Balance \$ 30,417 \$ 79,467 \$ 29,099 \$ 26,447

Fund Balance - Beginning \$ 521,795 \$ 521,795 \$ 521,795 \$ 550,894

Fund Balance - Ending **\$ 552,212** **\$ 601,261** **\$ 550,894** **\$ 577,341**

Restricted Fund Balance:

Reserve Account Requirement \$ 173,500

Restricted for November 1, 2027 Debt Service

Principal \$ 130,000

Interest \$ 106,124

Total - Restricted Fund Balance: **\$ 409,624**

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,538.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
Total:	212		

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:	\$ 5,425,000				
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748	\$ 4,920,000
5/1/2022		3.400%	\$ 119,588.75		
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178	\$ 4,810,000
5/1/2023		4.350%	\$ 117,196.25		
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393	\$ 4,700,000
5/1/2024 (8/1/24 prepay)	\$ 5,000	4.350%	\$ 114,803.75		\$ 4,695,000
11/1/2024	\$ 30,000 \$ 115,000		\$ 114,681.88	\$ 344,486	\$ 4,550,000
5/1/2025		4.350%	\$ 111,453.13		
11/1/2025	\$ 120,000		\$ 111,453.13	\$ 342,906	\$ 4,430,000
5/1/2026		4.350%	\$ 108,843.13		
11/1/2026	\$ 125,000		\$ 108,843.13	\$ 342,686	\$ 4,305,000
5/1/2027		4.350%	\$ 106,124.38		
11/1/2027	\$ 130,000		\$ 106,124.38	\$ 342,249	\$ 4,175,000
5/1/2028		4.350%	\$ 103,296.88		
11/1/2028	\$ 140,000		\$ 103,296.88	\$ 346,594	\$ 4,035,000
5/1/2029		4.875%	\$ 99,884.38		
11/1/2029	\$ 145,000		\$ 99,884.38	\$ 344,769	\$ 3,890,000
5/1/2030		4.875%	\$ 96,350.00		
11/1/2030	\$ 150,000		\$ 96,350.00	\$ 342,700	\$ 3,740,000
5/1/2031		4.875%	\$ 92,693.75		
11/1/2031	\$ 160,000		\$ 92,693.75	\$ 345,388	\$ 3,580,000
5/1/2032		4.875%	\$ 88,793.75		
11/1/2032	\$ 165,000		\$ 88,793.75	\$ 342,588	\$ 3,415,000
5/1/2033		4.875%	\$ 84,771.88		
11/1/2033	\$ 175,000		\$ 84,771.88	\$ 344,544	\$ 3,240,000
5/1/2034		4.875%	\$ 80,506.25		
11/1/2034	\$ 185,000		\$ 80,506.25	\$ 346,013	\$ 3,055,000
5/1/2035		4.875%	\$ 75,996.88		
11/1/2035	\$ 195,000		\$ 75,996.88	\$ 346,994	\$ 2,860,000
5/1/2036		4.875%	\$ 71,243.75		
11/1/2036	\$ 200,000		\$ 71,243.75	\$ 342,488	\$ 2,660,000
5/1/2037		4.875%	\$ 66,368.75		
11/1/2037	\$ 210,000		\$ 66,368.75	\$ 342,738	\$ 2,450,000
5/1/2038		4.875%	\$ 61,250.00		
11/1/2038	\$ 220,000		\$ 61,250.00	\$ 342,500	\$ 2,230,000
5/1/2039		5.000%	\$ 55,750.00		
11/1/2039	\$ 235,000		\$ 55,750.00	\$ 346,500	\$ 1,995,000
5/1/2040		5.000%	\$ 49,875.00		
11/1/2040	\$ 245,000		\$ 49,875.00	\$ 344,750	\$ 1,750,000
5/1/2041		5.000%	\$ 43,750.00		

**Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2041	\$ 255,000		\$ 43,750.00	\$ 342,500	\$ 1,495,000
5/1/2042		5.000%	\$ 37,375.00		
11/1/2042	\$ 270,000		\$ 37,375.00	\$ 344,750	\$ 1,225,000
5/1/2043		5.000%	\$ 30,625.00		
11/1/2043	\$ 285,000		\$ 30,625.00	\$ 346,250	\$ 940,000
5/1/2044		5.000%	\$ 23,500.00		
11/1/2044	\$ 300,000		\$ 23,500.00	\$ 347,000	\$ 640,000
5/1/2045		5.000%	\$ 16,000.00		
11/1/2045	\$ 310,000		\$ 16,000.00	\$ 342,000	\$ 330,000
5/1/2046		5.000%	\$ 8,250.00		
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500	\$ -

Outstanding at September 30, 2027 \$ 4,305,000

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 5,028	\$ 1,165	\$ 4,658	\$ 4,192
Revenue Account	\$ 8,380	\$ 1,696	\$ 6,786	\$ 6,107
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 207,045	\$ 254,231	\$ 254,231
Interfund Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 267,639	\$ 209,906	\$ 265,675	\$ 264,530
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Interest Expense				
Series A Bonds	\$ 153,300	\$ 77,450	\$ 153,300	\$ 150,100
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfers Out	\$ -	\$ 1,165	\$ 1,165	\$ -
Total Expenditures and Other Uses	\$ 249,932	\$ 158,615	\$ 251,097	\$ 246,732
Net Increase/(Decrease) in Fund Balance	\$ 17,706	\$ 51,291	\$ 14,578	\$ 17,798
Fund Balance - Beginning	\$ 333,352	\$ 333,352	\$ 333,352	\$ 347,930
Fund Balance - Ending	\$ 351,058	\$ 384,643	\$ 347,930	\$ 365,728
Restricted Fund Balance:				
Reserve Account Requirement			\$ 118,375	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 85,000	
Interest			\$ 74,250	
Total - Restricted Fund Balance:			\$ 277,625	

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
11/1/2021		\$ 70,000	3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		
11/1/2022		\$ 70,000	3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		
11/1/2023		\$ 75,000	3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		
11/1/2024		\$ 75,000	4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		
11/1/2025		\$ 80,000	4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		
11/1/2026		\$ 80,000	4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		
11/1/2027		\$ 85,000	4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		
11/1/2028		\$ 90,000	4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		
11/1/2029		\$ 95,000	5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		
11/1/2030		\$ 95,000	5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		
11/1/2031		\$ 100,000	5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		
11/1/2032		\$ 105,000	5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		
11/1/2033		\$ 115,000	5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		
11/1/2034		\$ 120,000	5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		
11/1/2035		\$ 125,000	5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		
11/1/2036		\$ 130,000	5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		
11/1/2037		\$ 135,000	5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		
11/1/2038		\$ 145,000	5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		
11/1/2039		\$ 150,000	5.000%	\$ 41,625.00	\$ 233,250	\$ 1,515,000
5/1/2040				\$ 37,875.00		
11/1/2040		\$ 160,000	5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		

**Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2041		\$ 165,000	5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		
11/1/2042		\$ 175,000	5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		
11/1/2043		\$ 185,000	5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		
11/1/2044		\$ 195,000	5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		
11/1/2045		\$ 200,000	5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		
11/1/2046		\$ 210,000	5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		
11/1/2047		\$ 225,000	5.000%	\$ 5,625.00	\$ 236,250	\$ -
Outstanding at September 30, 2027		\$ 3,005,000				

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 10,822	\$ 2,506	\$ 10,025	\$ 9,022
Revenue Account	\$ 18,090	\$ 4,044	\$ 16,176	\$ 14,558
Interest Account	\$ 7	\$ 2	\$ 8	\$ 7
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 449,430	\$ 551,562	\$ 551,562
Total Revenue and Other Sources	\$ 580,481	\$ 455,982	\$ 577,770	\$ 575,149
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 185,000	\$ 185,000	\$ 185,000	\$ 190,000
Interest Expense				
Series A Bonds	\$ 319,843	\$ 161,633	\$ 319,843	\$ 312,905
Other Fees and Charges				
Discounts for Early Payment	\$ 36,083	\$ -	\$ 36,083	\$ 36,083
Total Expenditures and Other Uses	\$ 540,926	\$ 346,633	\$ 540,926	\$ 538,988
Net Increase/(Decrease) in Fund Balance	\$ 39,555	\$ 109,349	\$ 36,844	\$ 36,161
Fund Balance - Beginning	\$ 755,381	\$ 755,381	\$ 755,381	\$ 792,225
Fund Balance - Ending	\$ 794,936	\$ 864,730	\$ 792,225	\$ 828,386
Restricted Fund Balance:				
Reserve Account Requirement			\$ 254,756	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 200,000	
Interest			\$ 154,695	
Total - Restricted Fund Balance:			\$ 609,451	

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023	5/1/2023 \$ 30,000			\$ 168,447.50	\$ 509,743	
11/1/2023	5/1/2024 \$ 5,000	\$ 175,000	3.350%	\$ 167,797.50		\$ 7,885,000
5/1/2024	8/1/2024 \$ 5,000			\$ 164,866.25	\$ 507,664	\$ 7,875,000
11/1/2024		\$ 180,000	3.350%	\$ 164,647.50		\$ 7,695,000
5/1/2025				\$ 161,632.50	\$ 506,280	
11/1/2025		\$ 185,000	3.700%	\$ 161,632.50		\$ 7,510,000
5/1/2026				\$ 158,210.00	\$ 504,843	\$ 7,510,000
11/1/2026		\$ 190,000	3.700%	\$ 158,210.00		\$ 7,320,000
5/1/2027				\$ 154,695.00	\$ 502,905	
11/1/2027		\$ 200,000	3.700%	\$ 154,695.00		\$ 7,120,000
5/1/2028				\$ 150,995.00	\$ 505,690	
11/1/2028		\$ 205,000	3.700%	\$ 150,995.00		\$ 6,915,000
5/1/2029				\$ 147,202.50	\$ 503,198	
11/1/2029		\$ 215,000	3.700%	\$ 147,202.50		\$ 6,700,000
5/1/2030				\$ 143,225.00	\$ 505,428	
11/1/2030		\$ 220,000	4.125%	\$ 143,225.00		\$ 6,480,000
5/1/2031				\$ 138,687.50	\$ 501,913	
11/1/2031		\$ 230,000	4.125%	\$ 138,687.50		\$ 6,250,000
5/1/2032				\$ 133,943.75	\$ 502,631	
11/1/2032		\$ 240,000	4.125%	\$ 133,943.75		\$ 6,010,000
5/1/2033				\$ 128,993.75	\$ 502,938	
11/1/2033		\$ 250,000	4.125%	\$ 128,993.75		\$ 5,760,000
5/1/2034				\$ 123,837.50	\$ 502,831	
11/1/2034		\$ 260,000	4.125%	\$ 123,837.50		\$ 5,500,000
5/1/2035				\$ 118,475.00	\$ 502,313	
11/1/2035		\$ 270,000	4.125%	\$ 118,475.00		\$ 5,230,000
5/1/2036				\$ 112,906.25	\$ 501,381	
11/1/2036		\$ 280,000	4.125%	\$ 112,906.25		\$ 4,950,000
5/1/2037				\$ 107,131.25	\$ 500,038	
11/1/2037		\$ 295,000	4.125%	\$ 107,131.25		\$ 4,655,000
5/1/2038				\$ 101,046.88	\$ 503,178	
11/1/2038		\$ 305,000	4.125%	\$ 101,046.88		\$ 4,350,000
5/1/2039				\$ 94,756.25	\$ 500,803	
11/1/2039		\$ 320,000	4.125%	\$ 94,756.25		\$ 4,030,000
5/1/2040				\$ 88,156.25	\$ 502,913	
11/1/2040		\$ 330,000	4.375%	\$ 88,156.25		\$ 3,700,000
5/1/2041				\$ 80,937.50	\$ 499,094	

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2041		\$ 345,000	4.375%	\$ 80,937.50		\$ 3,355,000
5/1/2042				\$ 73,390.63	\$ 499,328	
11/1/2042		\$ 360,000	4.375%	\$ 73,390.63		\$ 2,995,000
5/1/2043				\$ 65,515.63	\$ 498,906	
11/1/2043		\$ 375,000	4.375%	\$ 65,515.63		\$ 2,620,000
5/1/2044				\$ 57,312.50	\$ 497,828	
11/1/2044		\$ 390,000	4.375%	\$ 57,312.50		\$ 2,230,000
5/1/2045				\$ 48,781.25	\$ 496,094	
11/1/2045		\$ 410,000	4.375%	\$ 48,781.25		\$ 1,820,000
5/1/2046				\$ 39,812.50	\$ 498,594	
11/1/2046		\$ 425,000	4.375%	\$ 39,812.50		\$ 1,395,000
5/1/2047				\$ 30,515.63	\$ 495,328	
11/1/2047		\$ 445,000	4.375%	\$ 30,515.63		\$ 950,000
5/1/2048				\$ 20,781.25	\$ 496,297	
11/1/2048		\$ 465,000	4.375%	\$ 20,781.25		\$ 485,000
5/1/2049				\$ 10,609.35	\$ 496,391	
11/1/2049		\$ 485,000	4.375%	\$ 10,609.35		\$ -

Outstanding at September 30, 2027 \$ 7,320,000

**Debt Service Fund - Series 2024 Bonds (Refinanced Series 2013) - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 300	\$ 98	\$ 394	\$ 354
Revenue Account	\$ 5,000	\$ 2,372	\$ 9,488	\$ 8,539
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 450,337	\$ 366,969	\$ 450,337	\$ 450,337
Interfund Transfers In	\$ -	\$ 3,229	\$ 3,229	\$ -
Total Revenue and Other Sources	\$ 455,637	\$ 372,668	\$ 463,448	\$ 459,231
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 165,000	\$ -	\$ 165,000	\$ 175,000
Interest Expense				
Series A Bonds	\$ 256,750	\$ 128,375	\$ 256,750	\$ 248,500
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ 29,461	\$ -	\$ 29,461	\$ 29,461
Interfund Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 451,211	\$ 128,375	\$ 451,211	\$ 452,961
Net Increase/(Decrease) in Fund Balance	\$ 4,426	\$ 244,293	\$ 12,237	\$ 6,269
Fund Balance - Beginning	\$ 279,598	\$ 279,598	\$ 279,598	\$ 291,834
Fund Balance - Ending	\$ 284,024	\$ 523,891	\$ 291,834	\$ 298,104

Restricted Fund Balance:

Reserve Account Requirement	\$ 10,000
Restricted for November 1, 2027 Interest Payment	\$ 119,875
Total - Restricted Fund Balance:	\$ 129,875

Assessment Comparison				
Description	Number of Units	Fiscal Year 2026	Yearly Savings in FY 2026 and Future Years	Fiscal Year 2027 (Reflects Savings)
SF - 52'	69	\$ 960.09	\$ 269.29	\$ 960.09
SF - 62'	82	\$ 1,556.30	\$ 436.52	\$ 1,556.30
SF - 76'	62	\$ 2,563.80	\$ 719.10	\$ 2,563.80
SF - 90'	7	\$ 2,451.01	\$ 747.47	\$ 2,451.01
Multi-Family	96	\$ 837.10	\$ 234.79	\$ 837.10
Total:	316			

The Series 2024 Bonds are a refinance of the Series 2013 Bonds - The Assessment Rates have been reduced to reflect the yearly Savings

Flow Way Community Development District
Debt Service Fund - Series 2024 Bonds (Refinanced Series 2013) - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
Par Amount Issued:	\$ 5,295,000	5.00%			
11/1/2024		5.00%	\$ 31,622.92		
5/1/2025	\$ 160,000		\$ 132,375.00	\$ 323,998	\$ 5,135,000
11/1/2025		5.00%	\$ 128,375.00		
5/1/2026	\$ 165,000		\$ 128,375.00	\$ 421,750	\$ 4,970,000
11/1/2026		5.00%	\$ 124,250.00		
5/1/2027	\$ 175,000		\$ 124,250.00	\$ 423,500	\$ 4,795,000
11/1/2027		5.00%	\$ 119,875.00		
5/1/2028	\$ 185,000		\$ 119,875.00	\$ 424,750	\$ 4,610,000
11/1/2028		5.00%	\$ 115,250.00		
5/1/2029	\$ 190,000		\$ 115,250.00	\$ 420,500	\$ 4,420,000
11/1/2029		5.00%	\$ 110,500.00		
5/1/2030	\$ 205,000		\$ 110,500.00	\$ 426,000	\$ 4,215,000
11/1/2030		5.00%	\$ 105,375.00		
5/1/2031	\$ 210,000		\$ 105,375.00	\$ 420,750	\$ 4,005,000
11/1/2031		5.00%	\$ 100,125.00		
5/1/2032	\$ 220,000		\$ 100,125.00	\$ 420,250	\$ 3,785,000
11/1/2032		5.00%	\$ 94,625.00		
5/1/2033	\$ 235,000		\$ 94,625.00	\$ 424,250	\$ 3,550,000
11/1/2033		5.00%	\$ 88,750.00		
5/1/2034	\$ 250,000		\$ 88,750.00	\$ 427,500	\$ 3,300,000
11/1/2034		5.00%	\$ 82,500.00		
5/1/2035	\$ 260,000		\$ 82,500.00	\$ 425,000	\$ 3,040,000
11/1/2035		5.00%	\$ 76,000.00		
5/1/2036	\$ 275,000		\$ 76,000.00	\$ 427,000	\$ 2,765,000
11/1/2036		5.00%	\$ 69,125.00		
5/1/2037	\$ 290,000		\$ 69,125.00	\$ 428,250	\$ 2,475,000
11/1/2037		5.00%	\$ 61,875.00		
5/1/2038	\$ 300,000		\$ 61,875.00	\$ 423,750	\$ 2,175,000
11/1/2038		5.00%	\$ 54,375.00		
5/1/2039	\$ 320,000		\$ 54,375.00	\$ 428,750	\$ 1,855,000
11/1/2039		5.00%	\$ 46,375.00		
5/1/2040	\$ 335,000		\$ 46,375.00	\$ 427,750	\$ 1,520,000
11/1/2040		5.00%	\$ 38,000.00		
5/1/2041	\$ 350,000		\$ 38,000.00	\$ 426,000	\$ 1,170,000
11/1/2041		5.00%	\$ 29,250.00		
5/1/2042	\$ 370,000		\$ 29,250.00	\$ 428,500	\$ 800,000
11/1/2042		5.00%	\$ 20,000.00		
5/1/2043	\$ 390,000		\$ 20,000.00	\$ 430,000	\$ 410,000
11/1/2043		5.00%	\$ 10,250.00		
5/1/2044	\$ 410,000		\$ 10,250.00	\$ 430,500	\$ -
	\$ 5,295,000		\$ 3,113,748	\$ 8,408,748	

Outstanding at September 30, 2027 \$ 4,795,000

Prepared by:
JPWard Associates, LLC

Flow Way Community Development District
Assessment Comparison - Budget
Fiscal Year 2027

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2026	FY 2027	FY 2026	FY 2027	FY 2026	FY 2027
Series 2024 Refinanced Bonds - (Series 2013 Bonds - Phase 1 and 2)							
SF - 52'	69	\$ 1,845.00	\$ 1,845.00	\$ 960.09	\$ 960.09	\$ 2,805.09	\$ 2,805.09
SF - 62'	82	\$ 1,845.00	\$ 1,845.00	\$ 1,556.30	\$ 1,556.30	\$ 3,401.30	\$ 3,401.30
SF - 76'	62	\$ 1,845.00	\$ 1,845.00	\$ 2,563.80	\$ 2,563.80	\$ 4,408.80	\$ 4,408.80
SF - 90'	7	\$ 1,845.00	\$ 1,845.00	\$ 2,451.01	\$ 2,451.01	\$ 4,296.01	\$ 4,296.01
Multi-Family	96	\$ 1,845.00	\$ 1,845.00	\$ 837.10	\$ 837.10	\$ 2,682.10	\$ 2,682.10
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,845.00	\$ 1,845.00	\$ 1,313.66	\$ 1,313.66	\$ 3,158.66	\$ 3,158.67
Partial Phase buydown	28	\$ 1,845.00	\$ 1,845.00	\$ 1,492.80	\$ 1,492.80	\$ 3,337.80	\$ 3,337.80
SF - 76'							
Partial Phase buydown	11	\$ 1,845.00	\$ 1,845.00	\$ 3,745.36	\$ 3,745.36	\$ 5,590.36	\$ 5,590.37
Partial Phase buydown	12	\$ 1,845.00	\$ 1,845.00	\$ 3,901.42	\$ 3,901.42	\$ 5,746.42	\$ 5,746.42
SF - 90'	18	\$ 1,845.00	\$ 1,845.00	\$ 3,866.11	\$ 3,866.11	\$ 5,711.11	\$ 5,711.12
SF - 100'	17	\$ 1,845.00	\$ 1,845.00	\$ 4,066.15	\$ 4,066.15	\$ 5,911.15	\$ 5,911.15
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,845.00	\$ 1,845.00	\$ 1,398.88	\$ 1,398.88	\$ 3,243.88	\$ 3,243.88
SF - 62'	31	\$ 1,845.00	\$ 1,845.00	\$ 2,184.02	\$ 2,184.02	\$ 4,029.02	\$ 4,029.02
MF - Esplanade	30	\$ 1,845.00	\$ 1,845.00	\$ 1,178.68	\$ 1,178.68	\$ 3,023.68	\$ 3,023.68
MF - Vercelli	56	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,845.00	\$ 1,845.00	\$ 1,440.78	\$ 1,440.78	\$ 3,285.78	\$ 3,285.78
SF - 62'	52	\$ 1,845.00	\$ 1,845.00	\$ 2,176.05	\$ 2,176.05	\$ 4,021.05	\$ 4,021.05
SF - 76'	24	\$ 1,845.00	\$ 1,845.00	\$ 3,538.95	\$ 3,538.95	\$ 5,383.95	\$ 5,383.95
MF - Vercelli	46	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,845.00	\$ 1,845.00	\$ 1,782.60	\$ 1,782.60	\$ 3,627.60	\$ 3,627.60
SF - 62'	44	\$ 1,845.00	\$ 1,845.00	\$ 2,690.48	\$ 2,690.48	\$ 4,535.48	\$ 4,535.49
SF - 76'	25	\$ 1,845.00	\$ 1,845.00	\$ 4,425.12	\$ 4,425.12	\$ 6,270.12	\$ 6,270.13
MF - Esplanade	14	\$ 1,845.00	\$ 1,845.00	\$ 1,370.23	\$ 1,370.23	\$ 3,215.23	\$ 3,215.24
MF - Vercelli	2	\$ 1,845.00	\$ 1,845.00	\$ 1,236.39	\$ 1,236.39	\$ 3,081.39	\$ 3,081.39
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 62'	29	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 76'	23	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (Phase 8)	72	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Vercelli	64	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (phase 7)	36	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
Total:	311						
Total Debt Units	1150						
Total General Fund Units	1184						

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
February 2026**

Board Meeting

February 19th, 2026

Prepared For:

Board of Supervisors

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271
February 19, 2026

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the Board of Supervisors with an update on recent engineering-related activities. We will continue to provide updated monthly reports on the status of ongoing activities.

II. CURRENT OPERATIONS

The following list of assets which are currently being managed by the CDD:

- 1. Landscape Maintenance.....4
- 2. Entrance Maintenance6
- 3. Lake Maintenance7
- 4. Irrigation Pump House..... 11
- 5. External Preserves 14
- 6. Cane Toad 17

1. Landscape Maintenance

- All annuals and select cold-sensitive plantings were covered during the last week of January to protect them from frost and freezing temperatures. Due to ongoing cold conditions, some additional plant material may experience temporary leaf drop. This is normal for the season, and plants are expected to recover by early spring.
- All holiday decorations and garland were removed during the first week of January. Holiday lighting will remain in place until mid-February.
- Following the first cold front in early January, annual plantings were fertilized to assist with recovery.



(1) Annual Conditions



(2) Annual Conditions

2. Entrance Maintenance

- The faux culverts on the bridge were painted during the second-to-last week of January due to hard water staining. A black waterproof paint was applied. This condition is expected to recur annually, and staff will add this item to each year's operating budget to maintain the appearance of the bridge during low-water conditions.
- Both crosswalk signs at the front entrance were replaced with new reflective signage.
- The fountain maintenance vendor is currently installing new nozzles to improve spray consistency.



(3) Annual Conditions

3. Lake Maintenance

Weeds Shoreline

- All CDD lakes were treated for torpedo grass, primrose willow, vines, small cattails, and other shoreline weeds.
- The entire flowway was treated for shoreline weed control.

Algae

- Submerged Chara algae was treated in Lakes 13, 15B, 17, and 23.
- Spatterdock was treated in Lakes 5B, 11, 12, 13, 18, 19, and the flowway.
- Illinois pondweed was treated along the shoreline of Lake 22.
- Limnophila was treated along the shoreline of Lake 13.
- One additional service visit is scheduled for January 29.
- Lake dye was added to all lakes within the community.
- Trash and landscape debris were collected along the shorelines of all lakes.
- CDD staff is also working on reestablishing the littoral shelf in Lake 11, which will include a variety of littoral plants and grasses to address exposed and unsightly ground cover.
- The annual inspection of the storm drain system has been completed. The vendor was on site for approximately one and a half weeks inspecting storm drains throughout the community. Once the inspection report is received, the District will proceed with cleaning and maintenance of the drains identified as necessary.
- A recurring washout on Lake 7 has undermined an existing geotube. CDD staff is working to identify long-term solutions to prevent continued erosion in this area.

- CDD staff met with the lake bank restoration vendor to discuss fiscal year capital improvements. Lakes under discussion include Lakes 14, 22, 23, 7, and 11, for which proposals are currently pending. The District is evaluating alternatives to geotubes, including a more natural stabilization approach consisting of a narrow band (approximately 6-10 inches in diameter, 1-2 feet tall) of riprap installed along the shoreline, reinforced with native littoral plantings. This approach is intended to reduce erosion while maintaining a more natural appearance. See Section III - Capital Projects, ii - Lake Bank Evaluation write-up for more detail.



(4) Erosion repairs Lake 14 FY 26 CIP



(5) Wash out on Lake 7

Lake 11 Improvements

- CDD staff met with aquatic vendor and performed an analysis of the existing Lake 11 littoral shelf drainage and flora conditions. Considering recent littoral and landscape improvements made in and around the lake, we have outlined the options below for making additional improvements.

<u>Lake Improvements Options</u>	<u>Pros</u>	<u>Cons</u>	<u>Ballpark Costs*</u>
0. Nothing	Cheap	Visually unappealing	\$0
1. Add Littorals (weather tolerant)	Better Looking (both community & adjacent residents)	May die from unexpected weather conditions	\$25k
2. Add Landscape (surrounding lake)	Better Looking (community only)	Not addressing adjacent resident complaints	\$50k
3. Excavate Lake (subject to permitting)	Best Visually appealing	Excessive Blasting not an option / Expensive (special assessment)	\$3M - \$5M
4. Relocate Lake fill in to create open space, park	Visually appealing	No CDD/HOA land is readily available for proposed lake.	\$\$\$\$ (potentially more than Option 3 of \$3M - \$5M)
5. Install Weir & Pump Lake	Lake View	No permittable	\$\$\$

*each option includes on-going maintenance (replacement of littorals, lake bank regrading, etc.)

4. Irrigation Pump House

- The east well continues to trip. CDD staff has contacted an electrician to replace
- The Hatcher parcel irrigation pump station experienced a leak at the filtration system. The filter housing was replaced, and the leak has been successfully repaired.
- Lake levels continue to be an ongoing concern. Despite both recharge wells operating, water levels are dropping faster than anticipated. CDD staff continues to closely monitor lake levels and conserve water wherever possible. As water levels drop, exposed lake banks become more visible, creating an unsightly appearance. While this is typical during the dry season, staff are preparing for the possibility of an especially severe dry season and will continue conservation efforts as conditions progress.
- One recharge well has begun to cavitate and is being monitored daily to prevent further issues.

IRRIGATION USE TABLE

(for reference and confirmation of permit conditions)

Fresh Water Irrigation (Millions of Gallons)

Month	FW Common/Residential (MG)	FW Golf (MG)
Jan	-	-
Feb	-	-
Mar	-	-
Apr	-	-
May	-	-
Jun	5.2	4.8
Jul	6.8	9.9
Aug	8.3	11.2
Sep	10.9	11.9
Oct	9.8	12.1
Nov	10.4	15.1
Dec	10.8	8.0
Total	62.2	73.0



(6) Fix filter canister hatcher irrigation



5. External Preserves

- Quarterly internal preserve maintenance was completed this month.
- Areas near the quarry requiring chain-link fencing and a gate have been identified. The District is coordinating with the HOA and awaiting approval and further direction.
- A proposal for coyote trapping methods has been received. Staff is awaiting further instruction from the District.
- Annual external preserve maintenance is scheduled to begin the first week of March.

Coyote Monitoring Program



Map Legend

Red Markers - Monitoring & Control Stations

Strategically placed devices positioned along known wildlife travel routes to intercept coyote movement away from homes and public areas.

Blue Marker - Primary Travel Corridor

Frequently used crossing point where coyotes enter and exit the area. This location is monitored closely to track activity patterns.

Remote Monitoring

All stations are equipped with cellular cameras to confirm activity and provide real-time alerts for prompt response.

Program Overview

This program uses monitoring equipment and targeted nighttime response to reduce coyote activity within the community. Behavior-based attractants are used after hours to guide activity into controlled areas, limiting random movement through residential spaces. All operations are conducted discreetly, safely, and in full compliance with Florida Fish and Wildlife Conservation Commission (FWC) regulations.

6. Cane Toad

Winter conditions continued to suppress cane toad breeding activity. No egg strands, larvae, or baby toads were observed. Adult cane toad activity remained steady throughout landscaped areas and was addressed during routine service visits.

January Totals (approximate):

- Eggs: 0
- Tadpoles: 0
- Larvae: 0
- Baby toads: 0
- Adults: 180

III. CAPITAL PROJECTS

- i. 2026 Lake Bank Restoration (March start date)
 - Lake 14
 - Lake 22
 - Lake 23



ii. Lake Bank Evaluation

Full Riprap Section:

Riprap costs have historically been roughly \$8,000 per 400 SF or \$20/SF.

For a 4 ft tall lake bank, that's \$80/LF of lake bank restored.

For an 8 ft tall lake bank, that's \$160/LF of lake bank restored.

Depending on the necessary height of lake bank restoration, the 19 miles (101,376 LF) overall costs are somewhere between (\$80/LF x 101,376 LF =)

\$8,110,080 and (\$160/LF x 101,376 LF =) **\$16,220,160**.

*pending approvals

Riprap Costs per Unit (1,184):

= \$8,110,080 / 1,184 units (over 7 years) = **\$978.54/unit** (x7 years)

= \$16,220,160 / 1,184 units (over 7 years) = **\$1,957.06/unit** (x 7 years)

Geo-Sox & Riprap Section

Geo-Sox 6-ft tall with 2-ft riprap at toe for stabilization. Costs are \$131/LF

Geo-Sox 10-ft tall with 2-ft riprap at toe for stabilization. Costs are \$151/LF

Depending on the necessary height of lake bank restoration, the 19 miles (101,376 LF) overall costs are somewhere between (\$131/LF x 101,376 LF =)

\$13,280,256 and (\$151/LF x 101,376 LF =) **\$15,307,776**.

*pending approvals

Geo-Sox & Riprap Costs per Unit (1,184):

= \$13,280,256 / 1,184 units (over 7 years) = **\$1,602.35/unit** (x7 years)

= \$15,307,776 / 1,184 units (over 7 years) = **\$1,846.98/unit** (x 7 years)

IV. FUTURE ASSET MAINTENANCE ITEMS

1. Corrective Actions

- Well and Water Use Permit Monitoring: Ongoing monitoring of the perimeter well and the associated water use permit remains in place.
- Emergency Well Permit Modification: Has been received and the third well was drilled additional work still needs to take place before completion this is scheduled for middle of November.
- Several Washout Repairs: were completed will inspect work regularly. On going washouts will be repaired as needed during dry season.
- Staff will continue to monitor water levels in the lakes, as we enter dry season.
- Wetland Monitoring - Adjacent Parcel: Continued monitoring of the adjacent parcel for Littoral zone growth within the wetland area to ensure compliance and natural development.
- Working with the Quarry with adding fencing to CDD owned property where trespassing is taking place.
- Provided purchase order for external preserve yearly maintenance to start in March.
- Waiting on RFP for Lake Bank CIP to take place in February.

2. LOOK AHEAD

5384650 • Lake, Lake Bank & Littoral Shel: - Annual lake dye program with distribution to the lakes, there should be a good decline in submersed vegetation and the overall appearance should see an incline.

5793102 • Asset Management: Perimeter preserve fence is scheduled to be inspected the last week of every month.

5793122 • Landscaping Maintenance: Estate Landscaping to mow the lake bank on lake 7 once every month. Continous turf maintenace is key and will be maintained throughout the year.

- Gator removal program was put into place.

3. PERMITTING

We are continuing our ongoing work of identifying permits that have been obtained for the development of the District's infrastructure. The list below is not complete, and will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	2/24/25	5/15/25	Flow Way CDD	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade Golf and Country Club of Naples - Amenity Campus (SDPA)	PL20210000129	01/19/21	11/23/26	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection - Add Application Type

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Esplanade Golf & Country Club of Naples - Culinary Center (SDPA)	PL20170002663	07/20/17	07/04/21	TAYLOR MORRISON ESPLANADE NAPLES LLC	Site Inspection - Add Application Type
Esplanade Golf & Country Club - Driving Range Improvements	PL20230001832	02/02/2023		ESPLANADE GOLF & COUNTRY CLUB OF NAPLES INC	Pre Construction - Opened for Uploads

*Additional Collier County permits completed, available upon request.

V. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.
District Engineer

State of Florida Registration No. 70870



PO Box 323, Fort Myers, FL 33902
 jerry@wildthingsflorida.com
 www.wildthingsflorida.com
 2399081130

Estimate

Wild Things Wildlife Control

For: Esplanade Golf & Country Club Naples, FL
 rfreeman@cgasolutions.com

Estimate No: 1403
 Date: 01/15/2026

Description	Quantity	Rate	Amount
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Development-Wide Coyote Monitoring & Control Program (Monthly Service)	1	\$1,200.00	\$1,200.00
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- Deployment of up to 2 live-capture canine devices in designated community areas
- Cellular trail camera monitoring to track predator activity
- Equipment may be relocated as activity areas change
- Unlimited predator responses included (no per-animal fees)

Nighttime Response Operations

- Up to 4 nighttime response operations per month
- Low-noise, residential-friendly methods
- Conducted in compliance with FWC regulations

Service & Maintenance

- Routine equipment and camera monitoring
- Ongoing site evaluation and adjustments
- All labor, equipment, and materials included

Program Benefit

- Reduces coyote activity and resident concerns
- Helps protect pets and wildlife

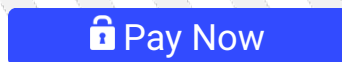
Total Monthly Program: \$1,200.00

Payment Details

A 0% deposit of \$0. 00 is required by 01/15/2026.

Subtotal	\$1,200.00
Total	\$1,200.00

Total \$1,200.00



Deposit due 01/15/2026 \$0.00

Flow Way

Community Development District

Financial Statements
January 31, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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Flow Way Community Development District

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**Flow Way Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds											Totals (Memorandum Only)										
	General Fund	Debt Service Funds					Capital Projects Fund		Account Groups													
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets												
Assets																						
Cash and Investments																						
General Fund																						
Truist - Checking Account	\$	504,530	\$	-	\$	-	\$	-	\$	-	\$	504,530										
FMIT - Investment Account		1,768,619		-		-		-		-		1,768,619										
Debt Service Fund																						
Reserve Account		-	244,881	160,448	173,500	118,375	254,756	10,000		-		961,961										
Revenue		-	468,760	296,990	442,094	274,286	631,569	531,132		-		2,644,832										
Prepayment Account		-	486	192	866	1,615	197			-		3,356										
General Redemption Account		-	-	2,817		-				-		2,817										
Cost of Issuance		-	-						7			7										
Accounts Receivable		-										-										
Due from Other Funds																						
General Fund		-										-										
Debt Service Fund(s)		-										-										
Amount Available in Debt Service Funds		-								3,612,966		3,612,966										
Amount to be Provided by Debt Service Funds		-								22,132,034		22,132,034										
Investment in General Fixed Assets (net of depreciation)		-									15,580,316	15,580,316										
Total Assets	\$	2,273,149	\$	714,127	\$	460,449	\$	616,460	\$	394,276	\$	886,522	\$	541,132	\$	7	\$	25,745,000	\$	15,580,316	\$	47,211,437

**Flow Way Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds											Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds					Capital Projects Fund		General Long Term Debt	General Fixed Assets				
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2024	Series 2024						
Liabilities														
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable														
Current Portion (Due Within 12 Months)														
Series 2015 Ph 3	-	-	-	-	-	-	-	-	90,000	-	-	90,000	-	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	70,000	-	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	125,000	-	-	125,000	-	
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	80,000	-	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	190,000	-	-	190,000	-	
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	165,000	-	
Long Term														
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,855,000	-	-	2,855,000	-	
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,570,000	-	-	2,570,000	-	
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,305,000	-	-	4,305,000	-	
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,005,000	-	-	3,005,000	-	
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,320,000	-	-	7,320,000	-	
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	-	4,970,000	-	
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	152,054	-	-	-	152,054	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 25,745,000	\$ -	\$ 25,897,054	\$ -	
Fund Equity and Other Credits														
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	15,580,316	15,580,316	-	
Fund Balance														
Restricted														
Beginning: October 1, 2025 (Unaudited)	-	637,377	400,050	521,795	333,352	755,381	279,598	(148,847)	-	-	-	2,778,705	-	
Results from Current Operations	-	76,750	60,399	94,666	60,924	131,142	261,534	(3,201)	-	-	-	682,213	-	
Unassigned														
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	-	
Allocation of Fund Balance														
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	384,489	-	
Extraordinary Capital/Operations	575,111	-	-	-	-	-	-	-	-	-	-	575,111	-	
Results from Current Operations	1,313,549	-	-	-	-	-	-	-	-	-	-	1,313,549	-	
Total Fund Equity and Other Credits	\$ 2,273,149	\$ 714,127	\$ 460,449	\$ 616,460	\$ 394,276	\$ 886,522	\$ 541,132	\$ (152,048)	\$ -	\$ 15,580,316	\$ -	\$ 21,314,383	\$ -	
Total Liabilities, Fund Equity and Other Credits	\$ 2,273,149	\$ 714,127	\$ 460,449	\$ 616,460	\$ 394,276	\$ 886,522	\$ 541,132	\$ 7	\$ 25,745,000	\$ 15,580,316	\$ -	\$ 47,211,437	\$ -	

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	4,995	11,215	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	79,294	1,908,425	2,184,483	87%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,378)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	-	-	122,450	0%
Total Revenue and Other Sources:	\$ 84,289	\$ 1,919,786	\$ 2,219,555	86%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	3,000	12,000	25%
Executive				
Professional Management	3,767	15,067	45,200	33%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	5,833	17,500	33%
Assessment Roll Services	1,458	5,833	17,500	33%
Arbitrage Rebate Services	-	-	3,000	0%
Other Contractual Services				
Legal Advertising	300	557	3,500	16%
Trustee Services	8,573	12,523	25,993	48%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	341	35,562	15,500	229%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	9	250	3%
Computer Services - Website Development	-	-	2,400	0%
Insurance				
	-	23,116	22,608	102%
Printing & Binding				
	-	-	1,600	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,250	6,110	40,000	15%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	660	3,390	-	0%
Other General Government Services				
Engineering Services - General Fund	528	7,518	57,000	13%

Prepared by:

JWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	4,364	7,613	30,000	25%
Consumptive Use Permit Monitor	-	-	15,000	0%
Utility Services				
Electric - Pump Station	166	11,495	46,000	25%
Electric - Recharge Pumps	6,115	9,605	2,000	480%
Repairs and Maintenance				
Pump Station and Wells	717	72,404	30,000	241%
Recharge Pumps	360	360	4,000	9%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
Capital Outlay				
Stormwater Management Services				
Preserve Area Maintenance				
Environmental Engineering Consultant				
Task 2 - Monthly site visits	-	-	18,000	0%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	6,300	0%
Internal Preserves	-	-	7,000	0%
Western Preserve	-	-	36,000	0%
Northern Preserve Area 1	-	-	63,800	0%
Northern Preserve Area 2	-	-	106,300	0%
Contingencies	-	3,071	4,900	63%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	4,294	8,584	50,000	17%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	54,304	188,000	29%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	11,660	43,000	27%
Lake Bank Maintenance	169	2,476	30,000	8%
Water Quality Testing	-	-	15,000	0%
Cane Toad Removal Program	3,135	15,285	35,000	44%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	-	60,000	0%
Contingencies	-	-	15,840	0%

Prepared by:

JWARD and Associates, LLC

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	-	2,725	2,000	136%
Lake Bank Restorations	-	-	187,000	0%
Contingencies	326	1,373	32,470	4%
Landscaping Services				
Professional Services				
Asset Management	2,897	11,966	40,000	30%
Utility Services				
Potable Water - Fountains	115	471	3,700	13%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	13,138	52,551	178,000	30%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	-	6,431	35,000	18%
Mulch Installation	-	9,997	33,000	30%
Annuals	11,000	40,059	80,000	50%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	2,000	3,274	20,000	16%
Irrigation System	881	4,486	6,000	75%
Bridge & Roadway - Main Entrance	-	850	18,000	5%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	327	4,200	8%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%
Capital Outlay - Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Capital Outlay - Landscaping	-	-	40,000	0%
Capital Outlay - Contingencies & CEI	-	584	16,150	4%
Reserve Allocations				
District Asset Restoration	17,556	70,223	210,670	33%
Total Expenditures and Other Uses:	\$ 103,057	\$ 606,237	\$ 2,219,555	27%
Net Increase/ (Decrease) in Fund Balance	(18,768)	1,313,549	-	
Fund Balance - Beginning	2,274,361	889,376	889,376	
Current Reserve Allocation	17,556	70,223	210,670	
Fund Balance - Ending	\$ 2,273,149	\$ 2,273,149	\$ 210,670	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	744	3,154	10,405	30%
Prepayment Account	1	6	-	0%
Revenue Account	1,231	4,682	15,089	31%
Special Assessment Revenue				
Special Assessments - On-Roll	9,672	232,780	273,784	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 11,648	\$ 240,622	\$ 281,367	86%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	85,000	85,000	100%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	78,872	155,938	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 163,872	\$ 240,938	68%
Net Increase/ (Decrease) in Fund Balance	11,648	76,750	40,429	
Fund Balance - Beginning	702,479	637,377	637,377	
Fund Balance - Ending	\$ 714,127	\$ 714,127	\$ 677,806	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	123	0%
Reserve Account	487	2,066	6,815	30%
Prepayment Account	1	2	-	0%
Revenue Account	740	2,713	9,157	30%
General Redemption Account	9	36	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	8,186	197,025	231,388	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(15,046)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,423	\$ 201,843	\$ 232,437	87%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	70,000	70,000	100%
Interest Expense				
Series 2015 Bonds (Phase 4)	-	71,444	141,094	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 141,444	\$ 211,094	67%
Net Increase/ (Decrease) in Fund Balance	9,423	60,399	21,343	
Fund Balance - Beginning	451,026	400,050	400,050	
Fund Balance - Ending	\$ 460,449	\$ 460,449	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	527	2,234	7,390	30%
Revenue Account	1,081	3,917	13,263	30%
Special Assessment Revenue				
Special Assessments - On-Roll	13,231	318,443	374,564	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	360	1,524	-	0%
Total Revenue and Other Sources:	\$ 15,199	\$ 326,119	\$ 370,713	88%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	120,000	120,000	100%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	111,453	220,296	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 231,453	\$ 340,296	68%
Net Increase/ (Decrease) in Fund Balance	15,199	94,666	30,417	
Fund Balance - Beginning	601,261	521,795	521,795	
Fund Balance - Ending	\$ 616,460	\$ 616,460	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	360	1,524	5,028	30%
Revenue Account	658	2,354	8,380	28%
Special Assessment Revenue				
Special Assessments - On-Roll	8,975	216,020	254,231	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,993	\$ 219,898	\$ 251,007	88%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	80,000	80,000	100%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	77,450	153,300	51%
Intragovernmental Transfers Out	360	1,524	-	0%
Total Expenditures and Other Uses:	\$ 360	\$ 158,974	\$ 233,300	68%
Net Increase/ (Decrease) in Fund Balance	9,633	60,924	17,707	
Fund Balance - Beginning	384,643	333,352	333,352	
Fund Balance - Ending	\$ 394,276	\$ 394,276	\$ 351,059	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	7	0%
Reserve Account	774	3,280	10,822	30%
Prepayment Account	1	3	-	0%
Revenue Account	1,535	5,579	18,090	31%
Special Assessment Revenue				
Special Assessments - On-Roll	19,483	468,912	551,562	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Intragovernmental Transfers In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 21,792	\$ 477,774	\$ 544,398	88%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	185,000	185,000	100%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	161,633	319,843	51%
Intragovernmental Transfers Out				
	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 346,633	\$ 504,843	69%
Net Increase/ (Decrease) in Fund Balance	21,792	131,142	39,555	
Fund Balance - Beginning	864,730	755,381	755,381	
Fund Balance - Ending	\$ 886,522	\$ 886,522	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

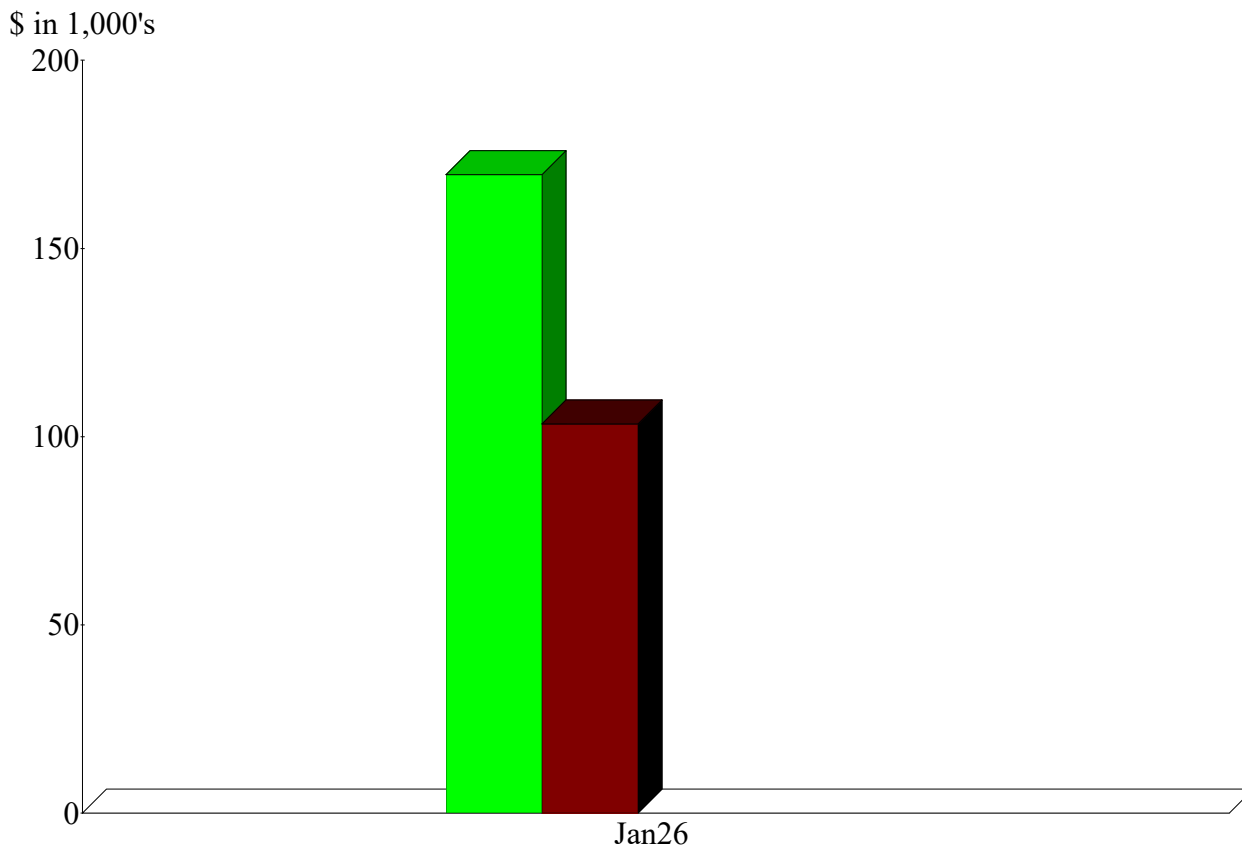
Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	129	300	43%
Revenue Account	1,302	3,674	5,000	73%
Special Assessment Revenue				
Special Assessments - On-Roll	15,908	382,877	450,337	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources:	\$ 17,241	\$ 389,909	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	165,000	0%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	128,375	256,750	50%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 128,375	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	17,241	261,534	4,426	
Fund Balance - Beginning	523,891	279,598	279,598	
Fund Balance - Ending	\$ 541,132	\$ 541,132	\$ 284,024	

**Flow Way Community Development District
Capital Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026**

Description	January	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Cost of Issuance	-	28	-
Intragovernmental Transfers In	-	-	-
Total Revenue and Other Sources:	\$ -	\$ 28	\$ -
Expenditures and Other Uses			
Capital Outlay			
Intragovernmental Transfers Out	-	3,229	-
Total Expenditures and Other Uses:	\$ -	\$ 3,229	\$ -
Net Increase/ (Decrease) in Fund Balance	-	(3,201)	-
Fund Balance - Beginning	(152,048)	(148,847)	-
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -

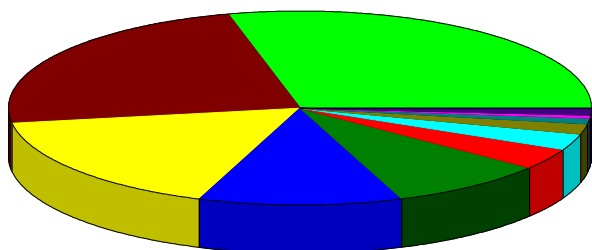
Flow Way Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5790000 · Landscaping Services	29.04%
5384650 · Lake, Lake Bank & Littoral She	23.61
9099000 · Reserve Allocations	16.98
5370000 · Community Wide Irrigation Syst	11.33
5133400 · Other Contractual Services	8.91
5120000 · Executive	3.64
5130000 · Financial and Administrative	2.82
5140000 · Legal Services	1.85
5110000 · Legislative	0.97
5190000 · Other General Government Serv.	0.51
5810000 · Interfund Transfer Out	0.35
Total	\$103,416.35



By Account

From: [James Ward](#)
To: [Cori Dissinger](#)
Subject: FW: Follow Up
Date: Friday, January 30, 2026 12:04:48 PM
Attachments: [image003.png](#)

Cori

Add as item under supervisor's request – include this email as backup

Thanks

Jim



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

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Fort Lauderdale, Florida 33308

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From: Ron Miller <ronmiller052645@gmail.com>
Sent: Friday, January 30, 2026 11:55 AM
To: James Ward <jimward@jpwardassociates.com>
Subject: Follow Up

I want to follow up on two matters I raised in the January meeting, finishing the Hatcher pit landscaping and an improvement budget. The Florida Sunshine law somewhat requires that Board members surprise each other. I try not to do that. I raised these matters informally. I would now like to see both of these items on the February agenda for formal discussion.

Hatcher landscaping - what was done looks great but more is needed to finish. We can handle the cost without any actual assessment per se, no need to wait for a specific budget item. I presume HOA permission is needed.

Improvement budget - I would like to see a new "Improvement" line item in the budget. An annual \$500,000 budget is a nice round number, that would be an annual \$422 assessment. I like Zack's idea for starters, that is, rip rap all exposed pipes in the lakes. These pipes are very ugly and the most exposed to erosion.

The community is our home, let's make it nicer.